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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted registration. The signature sheets and the endorsement sheets attached with this document and the part at this documents

District Sub-Registrar-1
Howrah

11 8 SEP 2023

AGREEMENT FOR DEVELOPMENT

THE AGREEMENT FOR DEVELOPMENT is made on this 18th day of September, Two Thousand Twenty Three (2023)

BETWEEN

(1) FAIZUL ISLAM ZAMADAR (PAN : AACPZ4187D), (AADHAR 5287 1294 1682) and (2) SAIFUL ISLAM ZAMADAR (PAN : AACPZ4185B), (Aadhaar No. 5465 0250 9185), HASIBUL ISLAM ZAMADAR (PAN : AACPZ4186C), (Aadhaar No. 4340 6654 6054), all are sons of Giasuddin Zamadar, faith- Muslim (Indian), by occupation- Business, residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin- 711 405, hereinafter referred to as the "OWNERS" (which expression shall unless otherwise excluded by or repugnant or contrary to the context hereof deemed to mean and include his heirs executors, administrators legal representatives successor and assigns) of the **FIRST PART.**

AND

FSH GROUP (PAN No. AAJFF0050A), (GSTIN-19AAJFF0050AIZ1), is a Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) **SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185),** 2) **HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054),** 3) **FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294 1682),** all sons of Giasuddin Zamadar, all by faith- Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District-Howrah, Pin-711405, hereinafter called and referred to as the "**DEVELOPER/CONTRACTORS**" (which terms and expression shall unless excluded by or repugnant to the context be

deemed to mean and to include its heirs, executors, successors, administrators, legal representative and assign) of the **SECOND PART.**

WHEREAS all that piece and parcel of Bastu land measuring an area of 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land alongwith old delapidated R.T. Structure standing thereon, lying and situated at within Mouza and Police Station - Domjur under J.L. No. 33 appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 & 543 corresponding to L.R. Plot No. 1391 & 1392 are the subject matter of this present indenture mentioned in the Schedule - A herein below.

AND WHEREAS That the First Parties are the joint owners and occupiers of land along with common space totally measuring about 41.997 Sataks, comprised within Mouza- Domjur, J.L. No. 33 comprised in R.S. Dag No. 542 and 543 corresponding to L.R. Dag Nos. 1391 and 1392 under L.R. Khatian Nos. 5529, 6043 and 3134, P.S. Domjur, District- Howrah, by virtue of eight registered Deed of Sale out of which (i) Deed No. 3544 for the year 1990, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (ii) Deed No. 3545 for the year 1990, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (iii) Deed No. 3546 for the year 1990, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (iv) Deed No. 3222 for the year 1992, registered before A.D.S.R. Domjur, measuring about 6-1/3 Sataks Danga, (v) Deed No. 3223 for the year 1992, registered before

A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (vi) Deed No. 968 for the year 1993, registered before A.D.S.R. Domjur, measuring about 02 Sataks Domjur, measuring about 02 Sataks Bastu and (viii) Deed No. 1430 for the year 2000, registered before A.D.S.R. Domjur, measuring about 19 Sataks and thereafter we mutated our names before the record of L.R. Settlement vide L.R. Khatian Nos. 5529, 6043 and 3134. As per physical measuring our properties are totally measuring about 40.976 Sataks instead of 41.997 Sataks.

AND WHEREAS it need to mentioned herewith that after acquiring right, title interest in respect of the L.R. Plot No. 1391 the first parties owners filed separate three conversion application before the office of BL and LRO Domjur, Howrah and subsequently officer concern converted the Danga land to Bastu land within L.R. Plot No. 1391.

AND WHEREAS after getting the schedule-A mentioned properties by way of the of the aforesaid Deeds of Sale mentioned above, the present landlords become the absolute joint owners and occupiers of the same. owners and occupiers of the same.

AND WHEREAS the structure which standing over the said properties was very old and dilapidated in nature for which now the party of the First Part hereto are desirous to make a (G+4) multi-storied building over the said property but due to lack of experience as well as insufficiency of fund presently they are not in a position to do the same out of their own

fund and as such the party of the First Part were in tremendous searching of a competent Developer who can render service in this matter in question properly, moreover the party of the first part sanctioned a building plan from Howrah Zilla Parishad but due to lack of experience and insufficient of fund they do not proceed with the construction work for that they jointly approached to the Developers to do the same and subsequently they accept their proposal and entered into this agreement.

AND WHEREAS the second party being an experienced and financially capable Developers approached the Owners to enter into an agreement for developing the said property upon the 'A' Schedule property after making themselves satisfied with detailed inspection and verification of the documents relating to the right, title, interest of the Owners/ First parties approached with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions of the agreement, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in future towards the Agreement and Development of the said property. However, the Developers shall start the construction after getting the new building plan sanctioned from the authority of Howrah Zilla Parishad and as well as after demolition of the existing structure standing thereon.

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

ARTICLE I: DEFINITIONS :-

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

1.1 THE PROPERTY shall mean the above mentioned and hereunder written in the Schedule 'A' property of all that piece and parcel of Bastu land measuring about 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land alongwith old delapidated R.T. Structure stand- ing thereon, lying and situated at within Mouza and Po- lice Station -Domjur under J.L. No. 33 appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 & 543 corresponding to L.R. Plot No. 1391 & 1392, District-Howrah, including the new building proposed to be made which is under jurisdiction of Howrah Zilla Parishad under Domjur Gram Panchyet together with all right of easements, privileges and appurtenances attached to the land within the jurisdiction of D.S.R. Howrah and A.D.S.R. Domjur, District-Howrah.

1.2. THE BUILDING shall mean the building to be constructed on the said property and property in accordance with the building Plan

to be sanctioned by the authority of Howrah Zilla Parishad at the cost of the Developers / Promoters.

- 1.3. OWNER shall mean the above named Owners / Landlords and their heirs, executors, administrators, legal representatives and assigns.
- 1.4 DEVELOPER shall mean the above named Developer namely FSH GROUP (Pan No. AAJFF0050A), is a Partner- ship firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah- 711405 West Bengal, represented by its Partners 1) SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294. 1682), all sons of Giasuddin Zamadar, all by faith- Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405, as well as their heirs, legal representatives and assigns.
- 1.5 THE UNIT shall mean the partly or wholly constructed Flat/ space/ Apartment/ shop/ Garage in the building which is agreed to be completed by the second party / Developers and also include a proportionate share in common portions in the said property and

structure whatever the case may be as per ratio as mentioned hereinbelow.

- 1.6 PROPORTIONATE OR PORTIONATE PORTION OR PROPORTIONATELY shall mean the ratio between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners/ Landlords.
- 1.7 THE COMMON PORTIONS / FACILITIES shall mean and include the corridors, passage ways, stair cases and stair ways, lift space, motor and pump room, underground water reservoir, septic tanks, overhead water tanks, drains top most roof, common electric fittings etc. annexed to "A" Schedule property and other facilities whatsoever required for maintenance of the said proposed building and enjoyment of various portions of the said building of the intending Purchaser and/or lawful owner.
- 1.8 THE ARCHITECT shall mean such Architect or Architects appointed by the Developers as Architect for the building or such other Architect or Architects as may be appointed by the Developers jointly after obtaining consent of the owners , cost of which will be borne by the Developers.
- 1.9 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions

for common areas and facilities and spaces required therefore proportionately.

- 1.10. OWNERS' ALLOCATION shall mean the Owner abovenamed shall get 70% share over constructed area with lift and stair case upon the proposed (G+4) multistoried building together with proportionate share, right, title interest in the common facilities and amenities including the right of using the undivided proportionate impartible share over the total constructed area of the building as mentioned above.
- 1.10A That the Ownership right of the top being the roof of the constructed building shall remain with the owners and the Developers and they will have right to construct overhead water tank, install antenna for smooth enjoyment of the residents of the said building including owner and the residents/flats/ unit Purchaser(s) would have access to use the roof of the said building in restricted time and the flat owners including the present owners shall have the rights of maintain and/or repair their antenna, water pipe lines, overhead tank and fittings without disturbing and/or damaging the roof in any way.
- 1.11 **DEVELOPERS ALLOCATION:-** The Developer further agrees that the Landowners shall create equitable mortgage of all that piece and parcel of land together with structure constructed thereupon

at all that piece and parcel of Bastu land measuring about 40,967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land together with partly commercial and partly residential tower constructed thereupon and, lying and situated at Mouza and Police Station -Domjur under J.L. No. 33, under Domjur Grampanchayet appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 (measuring an area of land 37.997 sataks) & 543 (measuring an area of land 4 sataks) corresponding to L.R. Plot No. 1391 & 1392, District- Howrah, which is under jurisdiction of Howrah, (37.997 sataks within R.S Plot No. 542 & 4 Sataks within R.S. Plot No. 543)together with all right of easements, privileges and appurtenances attached to the land within the jurisdiction of D.S.R. Howrah and A.D.S.R Domjur being butted and bounded as follows :-

ON THE NORTH:-10'-0" wide Gram Panchayet Road.

ON THE SOUTH:-Howrah-Amta Road.

ON THE EAST:- Property of Dag No. 540 & 541.

ON THE WEST:-Property of Dag No. 543.

1.12 TRANSFER WITH ITS GRAMATICAL VARIATIONS shall mean adopted for effecting what is understood as a transfer of undivided share of land in multistoried building belonging to the

Developers' allocation to purchasers thereof by execution and registration of Deed or Deeds of Conveyances .

- 1.13 TRANSFEREE shall mean the person or persons, firm, limited company or association of persons to whom any space in the building shall be transferred belonging to the promoter's allocation.
- 1.14 WORD IMPORTING SINGULAR shall include plural and vice versa.
- 1.15 WORD IMPORTING MASCULINE GENDER shall include feminine and neutral genders, likewise words feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- 1.16 THE DATE OF DELIVERY shall mean and include the date on which the Owners shall handover the possession of the property to the Developers for starting construction work upon the said property as before or after sanction plan taking proper receipt of such acceptance and further after making the construction of the Owners' allocation as mentioned above, shall be handed over in favour of the Owner fully and finally by the Developer within 42

(forty two) month from the date of execution and registration of this agreement.

1.19 SANCTIONED PLAN shall mean and include the new building Plan which has been sanctioned by the competent authority of Howrah Zilla Parishad.

1.20 STATUTE PORTION shall mean and include the portion which is to be allocated in favour of The Developers by this present.

ARTICLE - II.

This agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III :

OWNERS' RIGHT AND REPRESENTATIONS:-

3.1 The Owners are absolutely seized and possessed and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.2 That excepting the Owners nobody else have any right title and interest claim or demand whatsoever or howsoever into or upon the said property.

- 3.3 The said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.
- 3.4 There is no bar, legal or otherwise for the owners to obtain the certificates of the income tax, 1961 or other consents and permissions these may be required in dealing with the said premises in any manner whatsoever and bear the expenses of individual share.
- 3.5 That the total area comprised in the said property is 40.967 Decimals (as per Deed measuring about 41.997 Decimals) a little more or less:
- 3.6 That the Owners undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the second party / Developers.
- 3.7 That the Owners further undertake to execute and registered a revocable Development General Power of Attorney in favour of the Second Party / Developers, whereby the Land Owners will give the Developers / Second Party all the Powers required for the purpose of making such constructions on its own risk/liability and cost as well as the power to negotiate for and make register deeds, documents, whatsoever required of

Developers portion i.e. to say upto the limit of constructed area, as stated above along with land share for such constructed area without any interference or obstructions of the owners other than for breach of contract.

ARTICLE IV:

DEVELOPERS/PROMOTER'S RIGHT:

- 4.1 That on the power and by virtue of this agreement, the Developers / Second Party is hereby empowered to raise the construction at the above mentioned property investing their own license and resources and undertakes to erect the said building as per the building Plan. The building, soil testing and whatever expenses necessary for sanction of building plan will be borne by the Developers.

- 4.2. That the Developer have no objection to the fact that the land together with structure constructed thereupon, which is being developed by the Developer will be subject to mortgage by the owners and the charge of the Bank shall have first priority over the share of the Developer as well as the owner. Neither the Owner nor the Developer shall enter into any agreement for sale nor execute any Registered Deed of Conveyance without the **NO OBJECTION CERTIFICATE** of Bank.

- 4.3 That the second party / Developers herein shall have their rights to exploit their own allocation upon the limit of constructed area, as mentioned above and can sale the same with possession to the intending Purchasers but not before handing over possession of the complete constructed area of the Owners upto the limit, as mentioned above. However, the second party / Developers shall have rights to enter into Agreement for sale with the intending Purchaser / Purchasers.
- 4.4 The Developers / second Party shall be entitled to appoint its own labours, masons, contractors, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the second party / Developers and all the risk and liability together with all responsibility shall remain with the Developers/ Second Party and to that effect the Owners of the first Parties shall never be liable or responsible for any debts, payments misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective Purchasers.
- 4.5 That the Developers / Second Party for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartment except the Owners' allocation in respect of their own allocated portions, as

mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending Purchasers together with all advance thereof. That the said earnest money accepted by the second party/ Developers shall remain charge only with the Developers' share and to that effect also the Owners' share to the tune, as mentioned above, remain unaffected and non-charged and no Purchasers shall have no right to construct or interfere with the portions of the Owners for misappropriation of any money by the second Party / Developers or for any deal not they shall have any right to seek any order of injunction from any court in respect of the Owners' share to the tune as mentioned above, out of the total construction.

- 4.6 The second party / Developers shall have right to register the Deed of Conveyance in respect of their own allocation within the said property after handing over the owners allocation out of total constructed area to the Owners first, as mentioned above, as well and also at all material time, the said Power together with allowing possession to the intending Purchaser or Purchasers can only be made or done along with the Owners' portion to the tune, as mentioned above, have duly been done together. It is expressly mentioned that as and when the Developers will hand over the Owners' allocation absolutely on and from that point of time, the Developers have right to transfer the remaining constructed area i.e. upon the balance area of the construction

upon which the owners shall have no right to stop or make any encumbrances or hindrance by prejudicial affection or in any way in an manner whatsoever upto the limit of Developers' allocation as mentioned above, subject to maintain of all the terms and conditions as mentioned above.

- 4.7. The Owners in this regard undertake to execute register Revocable Power of Attorney will be automatically revoked.

ARTICLE-V:

DEVELOPERS' RIGHT AND REPRESENTATION: -

- 5.1 To prepare and cause the said Plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said Plan by the Developers.
- 5.2 At their Own cost to obtain all necessary permission and/or approval and consent.
- 5.3 To incur and pay all costs, charges and expenses for obtaining the permission from the authority or authorities concerned.
- 5.4 To bear all costs charges and expenses for construction of the building at the said premises
- 5.5 To allocate the Owners' allocation respectively in proportion to their ratio as per this agreement.

ARTICLE: PROCEDURE

6.1 The Owners shall grant to the Developers a Development Power of Attorney as may be required for the purpose of obtaining the sanction of the Plan and all their necessary permission from the different authorities in connection with construction of the building and also for pursuing the following up of the matter with the statutory body and other authorities.

6.2 Notwithstanding grant of Power of Attorney by the Owners in favour of the Developers and delivery of possession of the said premises, no action of the Developers under this Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Owners.

ARTICLE: CONSTRUCTION

7.1 The Developers shall be solely and exclusively responsible for construction of the said building.

ARTICLE: BUILDING

8.1 The Developers shall at their own cost construct erect and complete the building and the common facilities and also amenities at the said premises in accordance with the Plan with good and standard quality of materials.

8.2 The Developers shall install and erect in the said building at their Own cost as per the specifications and also as per drawings provided by the Architect, Pump water storage tanks, overhead reservoirs, electrifications, permanent electric connection from the WBSEDCL Limited and electrification of the building and also in the respective flats through concealed wirings and other facilities as are required to be provided in a residential Multi storied building in Howrah on Ownership basis or otherwise.

8.3 The Developers shall bear the entire cost of construction including Architect's fees and fees for building Plan to be sanctioned from the Howrah Zilla Parishad without creating any financial or other liabilities on the Owners regarding the construction.

8.4 The Developers shall complete the building with outside plastering with decent colorings of the outside and inside the common area of the said building in a total complete condition.

ARTICLE: COMMON FACILTIES / MAINTENANCE:

9.1 The Developers shall pay and bear all Panchayet Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of sanction of the building plan or handing over the vacant possession of the land

till handover of the possession within the stipulated period in favour of the Owner as well as other flat owners.

- 9.2 After the completion of the total construction, the developers and the owners including their respective assigns will bear the cost of common facilities and maintenance charges like cost of lift, if any, Security Guard, Pump motor and electric charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building, if any, water, fire, and scavenging charges etc.

ARTICLE: LEGAL PROCEDURE:

- 10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developers to defend all actions, suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developers alone save and except the defective title of the Owner, if any, found.

ARTICLE; DEVELOPERS' INDEMNITY:

- 11.1 The Developers hereby undertakes to keep the Owners indemnified against all Third Party claim and actions arising out

of any sorts of act of commission of the Developers or relating to the construction of the building.

11.2 The Developers hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developers actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

11.3. That the Developers shall bear all the expenses regarding shifting and arrange an alternative accommodation till complete the construction work or handing over the owners allocation to the owners.

ARTICLE: MISCELLANEOUS :-

12.1 The owners and the Developers have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed so construed as Partnership between the Developers and the Owners or as a Joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association or persons.

12.2 The Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the

matter and the Owners shall execute any such additional Power of Attorney and/or authorization in favour of the Developers for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and matters and things do not in anyway infringe on the right of Owners and/or against the spirit of this agreement.

- 12.3 The Developers in consultation with the Owner shall frame a scheme for the Management and Administration of the said building and/or common portions thereof. The Owners hereby agree to abide by the Rules and Regulations of such Management Society, Association Holding Organization and thereby give their consent to abide by the same.
- 12.4 That any disputes and differences between the parties with regard to the property the same shall be referred to the joint Arbitrator appointed by the both the parties whose decision shall be final and binding upon the parties hereto and shall entitled to enforce the contract by way of an Arbitration Proceeding according to the Arbitration Conciliation Act, 1996. During pendency of arbitration proceedings the work will be suspended. In case arbitration. proceedings fail the parties would be entitled to approach before the Court.

- 12.5 As and from the date of completion of the building, the Developers and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and Wealth tax and other taxes payable in respect of their respective areas and/or share of the allotted areas.
- 12.6 There is no existing Agreement regarding Development or Sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this Agreement.
- 12.7 In case of death of the Owners, the Legal heirs name are to be treated as Owners and all such legal heirs shall have to maintain the terms and conditions of this agreement and they will also execute a new Development Agreement and Development Power of Attorney in favour of the Present Developers.
- 12.8 All arrears Panchayet taxes will be in account of the Owners upto the date of this agreement and Mutation charges if pending, will be borne by the Owners.
- 12.9 Any notice required to be given by the Developers shall without prejudice of any other mode or service available be deemed to have been served on the Owners, if delivered by hand and duly acknowledged or send by prepaid registered Post with A/D and

be deemed to have been served on the Owners and likewise if delivered and duly acknowledged or sent by prepaid registered Post with acknowledgment due to be deemed to have served on the Developers.

- 12.10 Immediately on execution of this agreement, the Developers shall be entitled to make necessary advertisement or place its advertisement board on the said property for inviting offers to its prospective buyers to their respective allocation and the Owners shall not obstruct the same neither shall charge any rent for such advertisement.
- 12.11 That the original title deeds and other relevant papers and documents in respect of the existing property during the agreement shall be kept with the Developers and any person duly authorized by Owners shall be entitled to have inspection and make extract there from and upon completion of the building, the same will be handed over to the Owners.

ARTICLE: FORCE MAJURE:

- 13.1 The Developers shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force Majure and shall be suspended from the obligations during duration of the Force Majure.

- 13.2 Force Majure shall mean flood, earth quake, riot, tempest, civil commotion, strike, any pandemic situation and/ or any other act or commission beyond the reasonable control of the Promoter.

ARTICLE: Court proceeding in case of violation of any of the terms and conditions of either by the Developers or the Owners.

- 14.1 If the Developers violates any terms and conditions as stipulated in this Agreement or the Owners violate any terms and conditions as stipulated in this Agreement, then in that case the parties are at liberty to agitate their grievance before the court of law and its decision is final and binding upon the respective parties.

It is further agreed between the Parties that all the extra construction other than sanctioned plan shall have to be regularized by the Developers at its own costs and risk by the competent authority of Howrah Zilla Parishad and the owners shall not be held responsible from any concern whatsoever in this regards.

It is noted that all the liabilities regarding quality of building/ construction material and workmanship as well as structural safety and stability shall be borne by the Developers and the Developers should furnish a structural stability Certificate issued by an qualified structural Engineer for the entire building that is to say for sanctioned and deviated portion the Developers shall indemnify and keep indemnified

owner of the land from or against all losses, damages costs, charges, expenses that will be incurred or suffered by the owners on account of arising out of any breach of any municipal laws or rules or regulations with regards to entire process of construction on the schedule mentioned property and the owners will never be liable for any construction beyond sanctioned plan.

The owners shall not be responsible in any manner for any sort of damages or any constructional defect regarding newly constructed building executed over the schedule mentioned land.

That the Developers shall and exclusively right to sell only Developer's allotted portion i.e. 70% of total constructed area and under no circumstances without written consent of owner, the Developer can sell any part or portion of owner's allotted area 30% of total constructed area and in that case the sale proceeds will be paid directly to the owner/landlord.

-:: THE SCHEDULE 'A' REFERRED TO ABOVE ::-

All that piece and parcel of land together with structure constructed thereupon at all that piece and parcel of Bastu land measuring about 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land together with partly commercial and partly residential tower constructed thereupon and, lying and situated at Mouza and Police Station -Domjur under J.L. No. 33, under Domjur Gram panchayet appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R.

Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 (measuring an area of land 37.997 sataks) & 543 (measuring an area of land 4 sataks) corresponding to L.R. Plot No. 1391 & 1392, District- Howrah, which is under jurisdiction of Howrah, (37.997 sataks within R.S Plot No. 542 & 4 Sataks within R.S. Plot No. 543).

| GROUND FLOOR BLOCK-A | | | 1 ST FLOOR BLOCK-A | | | FLAT AREA CALCULATION BLOCK-B | | | |
|----------------------|------------------------|------|-------------------------------|----------------|------|-------------------------------|-----------|------|------------------------|
| SHOPS | SIZE | AREA | SHOPS | SIZE | AREA | FLAT MKD | DIRECTION | AREA | 20% SUPERBUILT UP AREA |
| 1 | 5'-11" X9'-4" | 55 | 1 | 7-0*12-11 | 90 | FLAT-A | SOUTH | 461 | 553 |
| 2 | 8'- 4"x10'- 7" | 88 | 2,3 | 7-3*12-11 | 94 | FLAT-B | SOUTH | 565 | 678 |
| 3,4 | 8'- 4"x12'- 11" | 108 | 4-6 | 6-10*12- 11 | 88 | FLAT-C | NORTH | 565 | 678 |
| 5 | 7'- 9"x12'- 11" | 100 | 7-8 | 7-10*12- 11 | 101 | FLAT-D | NORTH | 455 | 546 |
| 6,7 | 7'- 10"x12'- 11" | 88 | 9-12 | 7-10*8-11 | 70 | FLAT-E | NORTH | 671 | 805 |
| 8-11 | 7'- 10"x23'- 1" | 101 | 13 | 5-11*8-11 | 53 | FLAT-F | WEST | 576 | 891 |
| 12-15 | 14'- 7"x4'- 10" | 181 | 14-17 | 7-10*9-3 | 72 | FLAT-G | SOUTH | 748 | 898 |
| 16 | 14'- 7"x4'- 10" | 216 | 18 | 5-11*9-3 | 55 | FLAT-H | SOUTH | 1005 | 1206 |
| 17-19 | 8'- 4"x15'- 1" | 126 | 19 | 7-10*9-3 | 72 | | | | |
| 20 | 7'- 9"x15'- 1" | 117 | 20-22 | 8-4*15-1 | 126 | | | | |
| 21-24 | 7'- 10"x15'- 1" | 118 | 23 | 7-9*15-1 | 117 | | | | |
| | | | 24-25 | 7-10*15-1 | 118 | | | | |

| GROUND FLOOR BOLCK-B | | | 1 st FLOOR BLOCK-B | | | 2 nd 3 rd & 4 th FLOOR (BLOCK-A) | | |
|----------------------|-----------------|------|-------------------------------|-----------------|------|---|------------------|-----------|
| SHOP S | SIZE | AREA | SHOP S | SIZE | AREA | SHOPS | SIZE | AREA SQFT |
| 1,2 | 7'-0" x 11'-2" | 78 | 1-2 | 7'-2" x 9'-8" | 69 | 1 | 7'-0" x 12'-11" | 90 |
| 3,4 | 7'-7" x 11'-2" | 85 | 3 | 7'-5" x 7'-8" | 72 | 2-3 | 7'-3" x 12'-11" | 94 |
| 5,6 | 7'-3" x 11'-6" | 83 | 4 | 7'-0" x 9'-8" | 68 | 4 | 6'-10" x 12'-11" | 88 |
| 7,8 | 7'-6" x 11'-6" | 86 | 5-6 | 7'-5" x 9'-3" | 69 | 5 | 6'-6" x 12'-11" | 84 |
| 9,10 | 7'-2" x 12'-7" | 88 | 7-8 | 6'-11" x 9'-3" | 64 | 6-7 | 6'-10" x 12'-11" | 88 |
| 11,12 | 7'-7" x 12'-7" | 95 | 9-10 | 7'-2" x 8'-9" | 63 | 8-11 | 7'-10" x 12'-11" | 101 |
| 13,14 | 7'-3" x 12'-3" | 89 | 11-12 | 7'-5" x 8'-9" | 65 | 12-15 | 7'-10" x 8'-11" | 70 |
| 15,16 | 7'-6" x 12'-3" | 92 | 13-14 | 7'-5" x 9'-3" | 69 | 16 | 5'-11" x 8'-11" | 53 |
| 17,18 | 10'-1" x 7'-4" | 74 | 15-16 | 6'-11" x 9'-3" | 64 | 17-20 | 7'-10" x 9'-3" | 72 |
| 19,20 | 8'-0" x 8'-6" | 68 | 17-18 | 10'-1" x 7'-4" | 74 | 21 | 5'-11" x 9'-3" | 55 |
| 21-22 | 7'-0" x 3'-6" | 25 | 19-20 | 8'-0" x 8'-5" | 68 | 22 | 7'-10" x 9'-3" | 72 |
| 23-24 | 10'-1" x 9'-8" | 97 | 21-22 | 7'-0" x 3'-6" | 25 | 23-25 | 8'-4" x 15'-1" | 126 |
| 25-26 | 8'-0" x 8'-6" | 68 | 23-24 | 10'-1" x 9'-8" | 97 | 26 | 7'-9" x 15'-1" | 117 |
| 27-28 | 6'-6" x 3'-6" | 23 | 25-26 | 8'-0" x 8'-5" | 68 | 27-30 | 7'-10" x 15'-1" | 116 |
| 29-32 | 7'-2" x 9'-10" | 70 | 27-28 | 6'-5" x 3'-6" | 23 | | | |
| 33 | 9'-10" x 9'-10" | 97 | 29-32 | 7'-2" x 20'-0" | 143 | | | |
| 34 | 9'-11" x 9'-10" | 98 | 33 | 10'-3" x 20'-0" | 205 | | | |
| 35 | 11'-8" x 9'-10" | 113 | 34 | 9'-7" x 20'-0" | 192 | | | |
| 36 | 11'-9" x 9'-10" | 116 | 35 | 12'-2" x 20'-0" | 243 | | | |
| 37-38 | 8'-4" x 9'-10" | 82 | 36-38 | 9'-3" x 16'-6" | 70 | | | |
| 39-42 | 7'-2" x 10'-5" | 75 | | | | | | |
| 43 | 9'-10" x 10'-5" | 102 | | | | | | |
| 44 | 9'-11" x 10'-5" | 103 | | | | | | |
| 45 | 11'-6" x 10'-5" | 120 | | | | | | |
| 46 | 11'-9" x 10'-5" | 122 | | | | | | |
| 47-48 | 8'-4" x 10'-5" | 87 | | | | | | |

SCHEDULE 'B'

OWNERS' ALLOCATION shall mean the Owner abovenamed shall get 70% share over constructed area (with stair case and lift) upon the proposed (G+4) multi-storied building together with proportionate share, right, title interest in the common facilities and amenities including the right of using the undivided proportionate impartible share over the total constructed area of the building as mentioned above.

SCHEDULE 'C'
(DEVELOPER'S ALLOCATION)

Shall mean the balance 30% of the constructed area of the proposed (G+4) building to be constructed upon the said premises together with proportionate share, right, title interest in the common facilities and amenities including the right of using the undivided proportionate impartible share in the land after deduction of the Owners' allocation of the total constructed area of the building as mentioned above. The developers shall have every right to sell, transfer the share of the developers to the intending Purchaser/s for flats, spaces etc. subject to completion of the owners allocation simultaneously without any objection of the Owners' and if any deviation will be constructed in between the sanctioned plan then the total constructed deviation area will get in favour of the Developer, in that case the owners will never raise any demand over the same.

SPECIFICATION:

FOUNDATION : RCC Foundation with TMT bars as per design and drawing.

- STRUCTURE** : R.C.C framed structure with Grade I quality materials with good quality cement.
- WALL & CEILING OF FLAT** : Internal 5" inches /5" inches thick brick wall with cement prima finish.
- FRONT ELEVATION & OUTSIDE WALLS** : External 5" inches thick brick wall, plastered, painted with 2 coats of exterior finish paint, front elevation with the Paint of good quality.
- FLOOR FINISH** : All rooms and balconies and common areas will be Tiles and stair case will be Tiles with proper skirting of same type.
- DOORS** : Doors frame of good quality of Shal wood and main entrance pallas must be Flush door and other pallas are of commercial flush doors, palla of toilet must be PVC.
- WINDOWS** : All windows will be aluminum sliding with glass panes and covered by Grill.
- KITCHEN** : Glazed tiles with skirting, Black colour stone Platform top (at 28" inches height)

2'-0" wide built in sink, and water tap point.

TOILET

: Tiles floor with 6' ft high glazed tiles all around bath areas, area Western style/ Pan, PVC white Low down sistern, basin, 1 shower and underground sewerage connection.

**ELECTRICAL
INSTALLATION**

: PVC concealed Coper wiring, with semi moduler switch, one Fan point, two light point, one plug point each bed room, one TV Point in dining one light point in bath, one light & Two plub point in kitchen.

EXTERIOR FINISH

: External 5" inches thick brick work, exterior walls, chages, carnices, stair case etc. will have cement plastering with cement paint on the plastered surface, snowcem or equivalent, Front elevation will be painted by paint of good quality.

INTERIOR FINISH

: Interior of the building will have putty finishing.

ROOF & TERRACE

: Roof right will be remain with the owner and Developer.

- Lift** : Capacity of 4 (four) persons.
- Colour** : Out side of building will be full coloured.
- Tank** : Under Ground water tank, R.C.C. with brick wall and O.H Tank P.V.C (capacity 2000 ltr.)

THE SCHEDULE 'D' ABOVE REFERRED TO

Costs, Expenses and outgoings and obligations for which all the Owners in the proposed building are to be contributed proportionately.

- a) The expenses of maintaining, repairing, redecoration, renewing the main structure and in particular the drainage, rainwater, discharge arrangement, water supply system, supply of electricity to all common areas mentioned in the FOURTH SCHEDULE hereto.
- b) The expenses or repairing, maintaining, white washing and colour washing the main structure of the building including the exterior of the building and also the common areas of the building.
- c) The cost of clearing and lighting the entrance of the building, the passages.
- d) One Common toilet on the Ground Floor.

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

SIGNED SEALED AND DELIVERED

by the parties in the presence of :

WITNESSES :

1. *Reza Khan*
Howrah Court

2. Faizan Hassan Zamadar
S/O. Faizul Islam Zamadar.
VIII FPO - DOMJUR (ZAMADAR PARA)
HOWRAH - 711405.

Faizul Islam Zamadar
Saidul Islam Zamadar,
Hari bul Islam Zamadar

SIGNATURE OF THE OWNERS





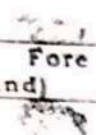
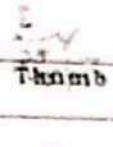


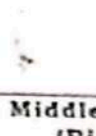

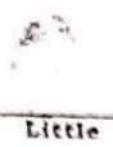
































F.S.H GROUP
Faizul Islam Zamadar
Saidul Islam Zamadar,
Hari bul Islam Zamadar
Partner

SIGNATURE OF THE DEVELOPER/CONTRACTORS

Drafted by me

Arunima Chowdhury
F/977/2014
Advocate

PAGE NO. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl. No. | Signature of the executants/ presentants | | | | | |
|------------------------------------|---|---|---|---|---|---|
| <i>Pranjal Kumar Sengupta</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | |
| <i>Souvik Kumar Sengupta</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | |
| <i>Hari Bahadur Kumar Sengupta</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | |
| | |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | |

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



192023240224167791

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192023240224167791 | Payment Mode: | Online Payment |
| GRN Date: | 18/09/2023 12:25:15 | Bank/Gateway: | State Bank of India |
| BRN : | IK0CLJTDW2 | BRN Date: | 18/09/2023 12:26:40 |
| GRIPS Payment ID: | 180920232022416778 | Payment Init. Date: | 18/09/2023 12:25:15 |
| Payment Status: | Successful | Payment Ref. No: | 2002358850/1/2023 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | FSH Group |
| Address: | Domjur Howrah, West Bengal, 711405 |
| Mobile: | 9836598122 |
| Contact No: | 8013294267 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2002358850 |
| Applicant's Name: | Mrs ARUNIMA CHOWDHURY |
| Identification No: | 2002358850/1/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 18/09/2023 |
| Period To (dd/mm/yyyy): | 18/09/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002358850/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75010 |
| 2 | 2002358850/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14 |
| | | | Total | 75024 |

IN WORDS: SEVENTY FIVE THOUSAND TWENTY FOUR ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

| | | |
|--|--|--|
| Query No / Year | 2002358850/2023 | Office where deed will be registered |
| Query Date | 16/09/2023 1:15:14 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | ARUNIMA CHOWDHURY HOWRAH COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8013294267, Status : Advocate | |
| Transaction | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Declaration [No of Declaration : 1] | |
| Set Forth value | Market Value | |
| Rs. 21,00,000/- | Rs. 3,91,20,312/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 75,010/- (Article:48(g)) | Rs. 14/- (Article:E, E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

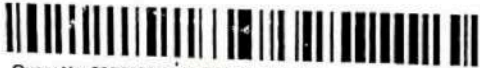
Land Details :

District: Howrah, Thana: DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

| Sch No | Plot Number | Khatlan Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-----------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|---|
| L1 | RS-542 | RS-1237 | Bastu | Bastu | 37.997 Dec | 15,00,000/- | 3,52,72,160/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, |
| L2 | LR-1392 (RS :-) | LR-1241 | Bastu | Bastu | 4 Dec | 5,00,000/- | 37,13,152/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, |
| TOTAL : | | | | | 41.997Dec | 20,00,000 /- | 389,85,312 /- | |
| Grand Total : | | | | | 41.997Dec | 20,00,000 /- | 389,85,312 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 500 Sq Ft. | 1,00,000/- | 1,35,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 500 sq ft | 1,00,000 /- | 1,35,000 /- | |



Query No: 2002358850 of 2023, Printed On : Sep 16 2023 1:15PM, Generated from wbregistration.gov.in

Land Lord Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|---|---|
| 1 | <p>Faizul Islam Zamadar Son of Giasuddin Zamadar, Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. aaxxxxx7d, Aadhaar No.: 52xxxxxxx1682, Status : Individual, Executed by: Self To be Admitted by: Self</p> | <p>Individual 353713</p> | <p>Executed by: Self To be Admitted by: Self</p> |
| 2 | <p>Saiful Islam Zamadar Son of Giasuddin Zamadar, Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. aaxxxxx5b, Aadhaar No.: 54xxxxxxx9185, Status : Individual, Executed by: Self To be Admitted by: Self</p> | <p>Individual 238935</p> | <p>Executed by: Self To be Admitted by: Self</p> |
| 3 | <p>Hasibul Islam Zamadar Son of Giasuddin Zamadar, Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aaxxxxx6c, Aadhaar No.: 43xxxxxxx6054, Status : Individual, Executed by: Self To be Admitted by: Self</p> | <p>Individual 934131</p> | <p>Executed by: Self To be Admitted by: Self</p> |

Developer Details

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|---------------------|------------------------------------|
| 1 | <p>FSH GROUP (Partnership Firm) Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 PAN No. AAxxxxx0A, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative</p> | <p>Organization</p> | <p>Executed by: Representative</p> |

Representative Details :

| Sl No | Name & Address | Representative of |
|-------|---|-------------------------------|
| 1 | <p>Saiful Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. aaxxxxx5b , Aadhaar No.: 54xxxxxxx9185</p> | <p>FSH GROUP (as PARTNER)</p> |
| 2 | <p>Hasibul Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. aaxxxxx6c , Aadhaar No.: 43xxxxxxx6054</p> | <p>FSH GROUP (as PARTNER)</p> |
| 3 | <p>Faizul Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. aaxxxxx7d , Aadhaar No.: 52xxxxxxx1682</p> | <p>FSH GROUP (as PARTNER)</p> |



Query No: 2002358650 of 2023, Printed On: Sep 16 2023 1:15PM, Generated from wbreregistration.gov.in

Identifier Details :

| Name & address |
|---|
| Faizan Hassan Zamadar Son of Faizul Islam Zamadar Domjur Jamadarpara City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Faizul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Faizul Islam Zamadar |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Faizul Islam Zamadar | FSH GROUP-12.6657 Dec |
| 2 | Saiful Islam Zamadar | FSH GROUP-12.6657 Dec |
| 3 | Hasibul Islam Zamadar | FSH GROUP-12.6657 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Faizul Islam Zamadar | FSH GROUP-1.33333 Dec |
| 2 | Saiful Islam Zamadar | FSH GROUP-1.33333 Dec |
| 3 | Hasibul Islam Zamadar | FSH GROUP-1.33333 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Faizul Islam Zamadar | FSH GROUP-166.667 Sq Ft |
| 2 | Saiful Islam Zamadar | FSH GROUP-166.667 Sq Ft |
| 3 | Hasibul Islam Zamadar | FSH GROUP-166.667 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 16-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 2002358850 of 2023, Printed On: Sep 16 2023 1:15PM, Generated from wbregistration.gov.in

Major Information of the Deed

| | | | |
|--|--|-----------------------------------|------------|
| Deed No. | I-0501-04559/2023 | Date of Registration | 18/09/2023 |
| Query No./Year | 0501-2002358850/2023 | Office where deed is registered | |
| Query Date | 16/09/2023 1:15:14 PM | D.S.R.-I HOWRAH, District: Howrah | |
| Applicant Name, Address & Other Details | ARUNIMA CHOWDHURY HOWRAH COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8013294267, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 21,00,000/- | Rs. 3,91,20,312/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 75,110/- (Article:48(g)) | Rs. 46/- (Article:E, E) | | |
| Remarks | | | |

Land Details :



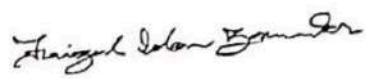


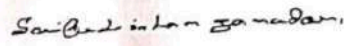


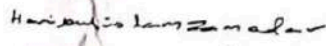
District: Howrah, P.S.- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

| Sch No. | Plot Number | Khatian Number | Land Use Proposed | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-----------------|----------------|-------------------|--------------|--------------------------|-----------------------|--|
| L1 | RS-542 | RS-1237 | Bastu | Bastu | 37.997 Dec | 15,00,000/- | 3,52,72,160/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, |
| L2 | LR-1392 (RS -) | LR-1241 | Bastu | Bastu | 4 Dec | 5,00,000/- | 37,13,152/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, |
| TOTAL : | | | | | 41.997Dec | 20,00,000 /- | 389,85,312 /- |
| Grand Total : | | | | | 41.997Dec | 20,00,000 /- | 389,85,312 /- |

Structure Details :

| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 500 Sq Ft. | 1,00,000/- | 1,35,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 500 sq ft | 1,00,000 /- | 1,35,000 /- | |






Land Lord Details :

| No | Name | Photo | Finger Print | Signature |
|--|--|---|---|--|
| 1 | <p>Falzul Islam Zamadar (Presentant) Son of Giasuddin Zamadar Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office</p> |  |  |  |
| <p>Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx7d, Aadhaar No: 52xxxxxxxx1682, Status :Individual, Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office</p> | | | | |
| 2 | <p>Saiful Islam Zamadar Son of Giasuddin Zamadar Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office</p> |  |  |  |
| <p>Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx5b, Aadhaar No: 54xxxxxxxx9185, Status :Individual, Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office</p> | | | | |
| 3 | <p>Hasibul Islam Zamadar Son of Giasuddin Zamadar Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office</p> |  |  |  |
| <p>Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx6c, Aadhaar No: 43xxxxxxxx6054, Status :Individual, Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023, Place : Office.</p> | | | | |



Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>FSH GROUP Domjur Jamadarpāra, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| No. | Name | Address | Photo | Finger Print | Signature |
|---|--|---------|---|---|--|
| 1 | Saiful Islam Zamadar Son of Giasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office | |  |  | <i>Saiful Islam Zamadar</i> 18/09/2023 |
| Domjur Jamadarpara, City - , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:-711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx5b, Aadhaar No: 54xxxxxxxx9185 Status : Representative, Representative of : FSH GROUP (as PARTNER) | | | | | |
| 2 | Hasibul Islam Zamadar Son of Giasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, -Place of Admission of Execution: Office | |  |  | <i>Hasibul Islam Zamadar</i> 18/09/2023 |
| Domjur Jamadarpara, City - , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:-711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx6c, Aadhaar No: 43xxxxxxxx6054 Status : Representative, Representative of : FSH GROUP (as PARTNER) | | | | | |
| 3 | Faizul Islam Zamadar Son of Giasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office | |  |  | <i>Faizul Islam Zamadar</i> 18/09/2023 |
| Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:-711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx7d, Aadhaar No: 52xxxxxxxx1682 Status : Representative, Representative of : FSH GROUP (as PARTNER) | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Faizan Hassan Zamadar Son of Faizul Islam Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S.-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 |  |  | <i>Faizan Hassan Zamadar</i> 18/09/2023 |
| Identifier Of Faizul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Faizul Islam Zamadar | | | |

| | | | |
|---|---|---|--|
| Mr Aditya Roy Son of Mr R K Roy Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District -Howrah, West Bengal, India. PIN- 711101 |  |  |  |
| | 18/09/2023 | 18/09/2023 | 18/09/2023 |
| Identifier Of Faizul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Faizul Islam Zamadar | | | |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Faizul Islam Zamadar | FSH GROUP-12.6657 Dec |
| 2 | Saiful Islam Zamadar | FSH GROUP-12.6657 Dec |
| 3 | Hasibul Islam Zamadar | FSH GROUP-12.6657 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Faizul Islam Zamadar | FSH GROUP-1.33333 Dec |
| 2 | Saiful Islam Zamadar | FSH GROUP-1.33333 Dec |
| 3 | Hasibul Islam Zamadar | FSH GROUP-1.33333 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Faizul Islam Zamadar | FSH GROUP-166.66666700 Sq Ft |
| 2 | Saiful Islam Zamadar | FSH GROUP-166.66666700 Sq Ft |
| 3 | Hasibul Islam Zamadar | FSH GROUP-166.66666700 Sq Ft |

Land Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

| Sch No | Plot & Khatian Number | Details Of Land | Owner name In English as selected by Applicant |
|--------|---|-----------------|--|
| L1 | RS Plot No:- 542, RS Khatian No:- 1237 | | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 1392, LR Khatian No:- 1241 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 050104559 / 2023

18/09/2023

Certificate of Admissibility (Rule 43, WB Registration Rules, 1962)

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

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

Presented for registration at 13.03 hrs on 18-09-2023, at the Office of the D.S.R.-I HOWRAH by Faizul Islam Zamadar, one of the Executants.

Certificate of Market Value (WB PUVI Rules 50/2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,91,20,312/-

Admission of Execution (Under Section 58, WB Registration Rules, 1962)

Execution is admitted on 18/09/2023 by 1. Faizul Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by Profession Business, 2. Hasibul Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Business

Identified by Faizan Hassan Zamadar, Son of Faizul Islam Zamadar, Domjur Jamadarpara, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by profession Business

Execution is admitted on 18/09/2023 by Saiful Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by Profession Business

Identified by Mr Aditya Roy, Son of Mr R K Roy, Howrah Court, P.O. Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, WB Registration Rules, 1962) (Representative)

Execution is admitted on 18-09-2023 by Saiful Islam Zamadar, PARTNER, FSH GROUP (Partnership Firm), Domjur Jamadarpara, City - , P.O.- Domjur, P.S.-DOMJUR, District:-Howrah, West Bengal, India, PIN - 711405

Identified by Mr Aditya Roy, Son of Mr R K Roy, Howrah Court, P.O. Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-09-2023 by Hasibul Islam Zamadar, PARTNER, FSH GROUP (Partnership Firm), Domjur Jamadarpara, City - , P.O.- Domjur, P.S.-DOMJUR, District:-Howrah, West Bengal, India, PIN - 711405

Identified by Faizan Hassan Zamadar, Son of Faizul Islam Zamadar, Domjur Jamadarpara, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by profession Business

Execution is admitted on 18-09-2023 by Faizul Islam Zamadar, PARTNER, FSH GROUP (Partnership Firm), Domjur Jamadarpara, City - , P.O.- Domjur, P.S.-DOMJUR, District:-Howrah, West Bengal, India, PIN - 711405

Identified by Faizan Hassan Zamadar, Son of Faizul Islam Zamadar, Domjur Jamadarpara, P.O. Domjur, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2023 12:26PM with Govt. Ref. No: 192023240224167791 on 18-09-2023, Amount Rs 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLJTDW2 on 18-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,010/-

Description of Stamp

• Stamp Type: Impressed, Serial no 1672, Amount: Rs.100.00/-, Date of Purchase: 18/09/2023, Vendor name: Haran Chandra Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2023 12:26PM with Govt. Ref. No: 192023240224167791 on 18-09-2023, Amount Rs: 75,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLJTDW2 on 18-09-2023, Head of Account 0030-02-103-003-02

R/S

Roni Sen
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0501-2023, Page from 136250 to 136293
being No 050104559 for the year 2023.



Digitally signed by RONI SEN
Date: 2023.09.18 16:24:20 +05:30
Reason: Digital Signing of Deed.

(Roni Sen) 18/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-HOWRAH
West Bengal.