

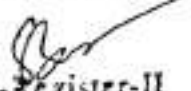
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL notified that the document is admitted Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. 732435

19/4/2022
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District Sub-Register-II
Alipore, South 24-Parganas

19 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 19th day of April, 2022.

BETWEEN

1. **SRI. DHIMAN BHATTACHARJEE**, Son of Late. Pronob Kumar Bhattacharjee, (OCI No. A3873367) by faith Hindu, by occupation Service, permanently residing at 45A/1, Manik Bandopadhyay Sarani, Post Office – Regent Park, Police Station – Regent Park, Kolkata – 700040, District 24 Parganas South,

13 APR 2022

25222
No.....Rs. 100/- Date.....
Name.....
Address.....
Vendor.....

Chakraborty

Advocate
Alipur Judge's Court
Kolkata - 27

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

[Handwritten signature]



Identified by -
Dilipendu Chakraborty
(Advocate)
S/o. Paritosh Chakraborty
Alipore Judge's Court
Kolkata - 700 27

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presently residing at 6025, Stoney Creek Place, Lakeland, Fl - 33811, USA, **2. SRI. AMITA CHATTERJEE**, wife of Late. Anjan Kanti Chatterjee, (PAN - BDUPC9532R, AADHAAR No. 798551909176) by faith Hindu, by occupation Household Duties, and **3. ARJUN CHATTERJEE**, son of Late. Anjan Kanti Chatterjee, (PAN - ANAPC1634K, AADHAAR No. 250116332401) by faith Hindu, by occupation Service, both residing at 45A/2, Manik Bandopadhyay Sarani, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **FIRST PART**.

AND

DRC CONSTRUCTION, a Partnership Firm (PAN - AARFD4527A) having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, (PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812), residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by Nationality Indian, (PAN - ASQPD1530J, AADHAAR No. 605331566423, Mob. - 8100156148) residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (PAN - AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300) by faith - Hindu, by Occupation



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- Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata - 700 040, District 24 Parganas South, hereinafter called and referred to as the **BUILDERS/ DEVELOPERS/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **OTHER PART**.

WHEREAS, by a Bengali Kobala dated 1949, one Smt. Anima Debi, wife of Sri. Debaprasad Chattapadhyay, purchased by paying consideration for the said land and became the absolute owner of a plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung, District : 24 Parganas South, and the said deed was Registered in the Office of the Sub-Registrar, Alipore Sadar, and recorded in Book No. I, volume No. 3, Pages from 232 to 239, Being No. 369 for the year 1949.

AND WHEREAS, by virtue of the said deed Smt. Anima Debi became the absolute owner of the entire plot of land and while enjoying the same due to need to money sold the entire plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, District : 24 Parganas South, in favour of Sri. Debaprasad Chattapadhyay, son of Late. Pratap Chandra Chattopadhyay and Sri. Anjan Kanti Chattapadhyay, son of Late. Hari Das Chattapadhyay and the said deed was executed in bangali on 07.09.1953 and was Registered in the Office of the Sub-Registrar, Alipore

Sadar, and recorded on 10.09.1956 in Book No. I, Being No. 6895 for the year 1956.

AND WHEREAS, by virtue of the said deed said Sri. Debaprasad Chattapadhyay, son of Late. Pratap Chandra Chattopadhyay and Sri. Anjan Kanti Chattapadhyay, son of Late. Hari Das Chattapadhyay, became the joint and absolute owners of the entire plot of land and while enjoying the same to avoid future disputes both the parties decided to execute a partition deed and the same was executed in Bengali on 30.11.1964, and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, volume no. 157, pages from 219 to 225, being no. 8948, for the year 1964. That due to some typographical error the said owners also executed a deed of rectification in bangali on 16.02.1970 and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, being no. 718, for the year 1970.

AND WHEREAS, by virtue of the said partition deed the said Sri. Debaprasad Chattapadhyay became the absolute owner of a plot of land measuring more or less about 2 cottahs 8 chittaks along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the partition deed.

AND WHEREAS, the said Sri. Debaprasad Chattapadhyay, being unmarried executed a Registered Will on 22.12.1992, and was registered in the Office of the Sub-Registrar, Alipore, in favour of the First Part hereinabove namely Sri. Dhiman Bhattacharjee, in respect of the plot of land measuring about 2 cottahs 8 chittaks along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the that partition deed, along with a one storied brick built structure standing thereon, comprised C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, Kolkata - 700040, District : 24 Parganas South.



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AND WHEREAS, the said Sri. Debaprasad Chattapadhyay died intestate and after his death as per his Will Sri. Jayanta Chatterjee being the Executor of the Will filed the Probate Case before the District Deligate, At Alipore and the same was heard Before the 1st Civil Judge (Sr.Div.), At Alipore, being Act 39 Case No. 274 of 2007 and the Ld. Court was pleased to pass the Decree in favour of Sri. Jayanta Chatterjee, on 31.01.2012 and the Letter of Administration was granted on 02.02.2012.

AND WHEREAS, by virtue of the said Decree being duly passed by the concerned The Court of the District Delegate, At Alipore, the First Part, Sri. Dhiman Bhattacharjee became the owner and occupier of the said plot of land along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the that partition deed date 30.11.1964 of land along with a one storied brick built structure standing thereon, comprised C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, Kolkata - 700040, District : 24 Parganas South, and while in possession entered his name in the records of the Kolkata municipal corporation vide assessee no. 21-097-08-0181-9, vide KMC premises no. 45A/1, Manik Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South.

AND WHEREAS, by virtue of the said partition deed the said Sri. Anjan Kanti Chattapadhyay @ Chatterjee became the absolute owner of a plot of land measuring more or less about 2 cottahs 7 chittaks 38 Sq. ft. along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the partition deed 30.11.1964.

AND WHEREAS, the said Sri. Anjan Kanti Chattapadhyay @ Chatterjee died intestate leaving behind his widow Smt. Amita Chatterjee

and his only son namely Sri. Arjun Chatterjee, as his legal heirs to inherit his property as per Hindu Succession Act.

AND WHEREAS, while in possession of the said plot of land along with a structure entered their name in the records of the Kolkata municipal corporation vide assessee no. 21-097-08-0436-5, vide KMC premises no. 45A/2, Manik Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South.

AND WHEREAS, to facilitate the process of a new construction the parties herein above executed a deed of amalgamation and the said deed was registered in the Office of the ADSR, at Alipore and recorded in Book no. 1, Volume no.1605-2022, being no. 160500942, for the year 2022 and applied for mutation of both the premises and the same is known and numbered as KMC premises no. 45A/1, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas.

AND WHEREAS, subsequently, while the aforesaid Owners seized and possessed the FIRST SCHEDULE property uninterruptedly for a long time and as the structures became dilapidated, the owners desirous to develop the same after demolishing the existing structures standing thereon by constructing a building upon the SCHEDULE A property but due to paucity of the fund or having no fund to construct and also lack of technical know how could not materialized the same as such they are in search of an experience Developer/s who could be able to do the same.

AND WHEREAS, the party of the Second Part herein, being entrusted by the other owners agreed to the proposal of the Party of the First Part making out the marketable title of the "said property" and now both the parties herein do hereby enter into this Development Agreement for the purpose of development of the 'said property' on the following terms and conditions:

A. DEFINITION :

1. "Existing Property" shall mean a plot of land measuring more or less about 04(four) Cottahs 15(fifteen) Chittaks 38(thirty eight) Sq. Ft. along with two buildings, first building total measuring about 2000 Sq.Ft. built up area (entire ground floor measuring about 1000 Sq.ft. built up area and entire first floor measuring about 1000 Sq.Ft. built up area) and second building total measuring about 2000 Sq.Ft. built up area (entire ground floor measuring about 1000 Sq.ft. built up area and entire first floor measuring about 1000 Sq.Ft. built up area) comprised in C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, J.L. no. 42, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45A/1, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, more fully described in the FIRST SCHEDULE hereto.
2. "The Development Agreement" shall mean this agreement upon the terms on which development of the existing property to the effect of new G+IV storied building is to be made on the basis of a sanctioned building plan duly sanctioned by the KMC.
3. "Owners" shall mean the said 1. **SRI. DHIMAN BHATTACHARJEE**, Son of Late. Pronob Kumar Bhattacharjee, by faith Hindu, by occupation Service, permanently residing at 45A/1, Manik Bandopadhyay Sarani, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, presently residing at 6025, Stoney Creek Place, Lakeland, Fl - 33811, USA, 2. **SRI. AMITA CHATTERJEE**, wife of Late. Anjan Kanti Chatterjee, by faith Hindu, by occupation Household Duties, and 3. **ARJUN CHATTERJEE**, son of Late. Anjan Kanti Chatterjee,



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by faith Hindu, by occupation Service, both residing at 45A/2, Manik Bandopadhyay Sarani, Post Office – Regent Park, Police Station – Regent Park, Kolkata – 700040, District 24 Parganas South, and their respective assigns, heirs, executors, administrators and legal representatives.

4. "Developers" shall mean **DRC CONSTRUCTION**, a Partnership Firm having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office – Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office – Bansdrani, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office – Regent Park, Kolkata-700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, by faith – Hindu, by Occupation – Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata – 700 040, District 24 Parganas South, and their successors, legal heirs, etc.

5. "Owners Allocation" shall mean;

- i) 50% constructed area on the First Floor Western side of the proposed G+IV storied building,
- ii) 50% constructed area on the Second Floor Western side of the proposed G+IV storied building, (First Floor and Second Floor in Duplex pattern),
- iii) Entire Third Floor of the proposed G+IV storied building,
- iv) Four covered car parking space total measuring about 540 Sq.Ft. each measuring about 135 Sq.Ft., and

- v) The developers shall pay a forfeit amount of Rs.30,00,000/- (Rupees Thirty Lacs only) to the owners as per the schedule mentioned below.

That during the pendency of the construction work of the building the developers shall pay in all a sum per month for one alternative store room and one garage to the owners till the date of handover of owners allocation in the newly constructed building.

6. "Developers Allocation" shall mean the rest constructed area of the G+IV storied building to be constructed by the developers apart from the owners allocation as mentioned above.
7. "Building" shall mean the new G+IV storied building to be constructed on the said land i.e. the 'said property' in accordance with the plan prepared by a technical person duly sanctioned by the Kolkata Municipal Corporation at the cost of the Developers consisting of several self-contained flats, units, spaces capable of being held and/or enjoyed independent to each other.
8. "Specification" shall mean the specification of the materials to be used in the said building (details whereof will appear from the Fourth Schedule hereunder written).
9. "Possession of Land" shall mean actual physical possession of the land with clear and marketable title.
10. "Saleable Area" shall mean space in the building available for independent use and occupation and shall include proportionate share of independent user or common spaces required thereof for lawful prudent enjoyment of the same.
11. "Common Parts" refer to Fifth Schedule written hereunder.
12. "Force Majeure" : The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any court of law or statutory or Municipal or judicial or Quasi-Judicial



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Authority and/or other act or commission beyond the power of control of the parties hereto. That any act or incident like pandemic, entire lock down, etc. which is beyond the control of the entire humanity, that period shall not be calculated within the stipulated period for construction and handover of possession to the owners.

B. TITLE REPRESENTATION AND WARRANTY:

The owners have assured and represented to the Developer as follows:

1. The Owners are the absolute Owners of the said property.
2. The said property is free of all encumbrances, charges, lien, lispendences, rents, trusts, etc. whatsoever.
3. The owners has a marketable title in respect of the said existing property.
4. The owners are in khas possession of the said existing property.
5. The Owners have not entered into any agreement of joint venture or sale or any other agreement with any other person.
6. The said property is not subject to any notice of attachment under the Public Demand Recovery Act. or under any other Act. for the time being in force.
7. The said property is not subject to any notice of requisition whatsoever or under any scheme of acquisition or requisition for any fly over or any other purpose.

C. COMMENCEMENT

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

D. PERMISSION TO CONSTRUCT:

1. In consideration of various terms and conditions hereinafter provided and the owners hereby grant the exclusive right of development of the premises whereby the developers shall be entitled to and is hereby authorized to construct, erect and complete new building on the said property in accordance with the plan PROVIDED HOWEVER NOTHING herein contained

shall be construed as delivery of possession in part performance of the contract within the meaning of the Section 53A of the Transfer of Property Act and such transfer shall take place on conclusion of this agreement stipulated hereby.

2. The Owners hereby agree to sign and execute the said approved map and other documents as may be required from time to time to enable the Developers to and also to obtain all permissions and approvals and/or sanctions as may be necessary or be required from time to time for the lawful completion of the said development project.
3. All costs, charges and expenses for obtaining all permissions and approvals including KMC Mutation, previous tax dues, etc. in respect of the said development project, construction and completion of 'the building' in all aspects and facilities shall be paid and borne solely by the Developers.

E. CONSTRUCTION :

1. The owners do hereby authorize the developers and the developers agree and undertake to complete proposed "Development Project" in accordance with the building plan in regard to the Development Project with all internal and external services, amenities, fittings, fixtures etc. details whereof will appear from 4th schedule hereunder written all at the cost and expense of the Developers.
2. The entire proposed building shall be of uniform construction with standard first class building materials.

F. COST OF CONSTRUCTION AND COMPLETION:

The entire cost of construction of the building to be put in the said property as specified in the First Schedule including that of Owners Allocation falling to the share of the Owners shall be borne by the Developers. Such cost shall include the cost of all



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overheads regarding construction, price in the cost of the materials used for construction, fees payable to the Architects and Engineers in respect of the said construction cost for the purpose of obtaining license fees and other incidental charges. The Developers shall solely bear the entire amount of the Development charges and the Developers shall solely bear the cost of the electrical low-tension connections for common use.

G. DEVELOPERS OBLIGATIONS:

1. The existing building at the said property will be demolished by the Developers at their own arrangement and cost for obtaining the building plan after getting the possession of vacant possession of the same by the owners to the developers. The developers will get the salvage of the building materials out of the demolition of the existing building. Developers will ensure no damage of construction to the neighboring properties.
2. The developer shall pay all cost and charges for the purpose of obtaining all permissions for the 'said project' from the concerned authorities. That the developers on their own cost shall bring the electric meter for the owners allocated flats, apart from the mother meter for the entire building.
3. The Developers shall hand over and deliver khas vacant possession of the Owners allocation in the proposed building to be constructed over and unto the said property to the owners forthwith upon completion of the same in all respect in accordance with the specification mentioned in the Fourth schedule mentioned hereunder in a habitable condition with all facilities within Twenty Seven months from the date of the execution this agreement, prior to hand over the possession to the intending purchaser/s of the allocation. The Developers

shall in no case allot any possession to their nominee / purchaser/s prior to the final allotment of owners allocation.

4. The Building shall be completed within 27 (twenty seven) months from the date of execution of this development agreement. This 27 (twenty seven) months time for completion of G+IV storied building after execution of development agreement and development power of attorney and also after taking vacant possession of the plot of land, whichever is later and the same period can be extended for another 06 months if required, due to any acts of God under the legal ambit of force major clause applicability.
5. That the developers shall construct the said building as per the sanction building plan being duly approved by the KMC, and do hereby indemnify the owners for any consequential action by any government authority/ agency including the Kolkata Municipal Corporation for any violation in the construction of proposed building and shall also provide completion certificate.

H. MUTUAL RIGHTS :

1. The Developers will arrange and execute all the legal works regarding to Govt. of West Bengal and the Owners will be bound to signed the documents which is necessary for clear and complete the works Govt. of West Bengal and all other Competent Authorities, if necessary.
2. In consideration of the Developers building, erecting and completion the proposed Development project and making available and delivering the Owners Allocation, as mentioned in the second schedule written hereunder, in the building to the Owners, the Developers shall be entitled to be the sole owners in respect their allocation in the building and the Developers



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shall get an undivided Developers Allocation, as mentioned in the third schedule written hereunder.

3. The Owners and the Developers shall be entitled to enter into any agreement for sale or transfer in any way dealing with their respective allocations for such consideration and on such terms and conditions as they shall think fit and proper for which no further consent of the other party shall be required, provided that the Developers shall not give possession of any part of the Developers allocation to any Third Party prior to delivery of the Owners Allocation, duly completed, to the owners herein.
4. Immediately after the proposed Development project is completed in accordance with the Fourth Schedule of the Development Agreement and certified by the Architects to be fit for habitation, the Developers shall give a notice to the Owners to that effect and within seven days from the date of such notice being served upon the Owners, the owners shall be deemed to have taken over possession of the Owners Allocation in the proposed Development project and the Owners shall be liable to make payment of the proportionate share of municipal rates and taxes and outgoings including the maintenance charges payable in respect of such Owners Allocation from such deemed date of possession.
5. The Developers shall be at liberty to assign his right, title, interest in this agreement to any party or parties if necessary, subject to approval of the Owners.
6. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developers other than an exclusive right to the developers to do

or refrain from doing the acts and things in terms hereof and to deal with the developer's allocation as the developers shall think fit and proper for the beneficial of his firm and also for this project.

I. OWNERS OBLIGATION :

1. To sign the necessary documents to get all permissions, approvals and/or required certificates from any concerned authorities or from any other authority as may be required for submitting the plan, mutation, electricity, etc. of proposed building to the Kolkata Municipal Corporation or to any other authority at the cost and expenses of the Developers.
2. The Owners shall co-operate and assist the Developers in undertaking the Development project at the existing property at the cost and expenses of the Developers and also the developers have the right to entered into a Sale Agreement with any intending purchaser/s.
3. The Owners shall sign and execute all necessary applications, papers, documents and do all lawful acts deeds and things as legally and effectually needed by the Developers or their nominee for executing agreement for sale in respect of flats pertaining to the Developers Allocation in the said property and for completing construction of 'the building'.
4. To execute the Deeds of Conveyance and/or transfers in respect of the undivided proportionate share in the development project comprised in the said property attributable to Developers Allocation and for the purpose of execution of the Deed of Conveyance, it has been agreed that the Developers shall apportion the cost of the construction incurred by the Developers effecting and completing the Owners Allocation

amongst the various units composed in the developers allocation.

5. That in case any misfortune event which may take place in future, the owners along with his legal heirs hereby duty bound themselves to execute a fresh power of attorney in respect of the developers allocation.
6. The Owners individually undertake that he will not cause any hindrance in the lawful completion of Development project over and unto the existing property in accordance with the plan and in the event of any dispute the same shall be solved as per the provisions of law.
7. That after execution of this development agreement and development power of attorney the owners by 1 months from the date of execution should deliver the vacant possession of the plot to the developers for the constructional work. If fails to do so then the stipulated period for completion of the development work shall be extended as accordingly.

J. TAXES MAINTENANCE :

1. The Municipal taxes, rates, charges and other outgoings of the said property from the period commencing from delivery of vacant possession, including the previous dues, of the same by the owners to the Developers till delivery of vacant possession of the owners allocation in the building by the Developers to the owners shall be solely borne by the Developers.
2. The Owners and the Developers shall be liable to pay and bear all proportionate taxes, rates and charges for electricity and other services and other outgoings payable in respect of their respective shares in the new building as per built-up area from the date of delivery of possession of the Owners



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allocation/share of the constructed area in the newly constructed building.

3. After the said building is completed and the Owners Allocation is delivered to the owners all the flat owners shall form an Association and the said Association/society shall look after all related system regarding maintenance etc. of the building formulating such Rules and Regulations as the Developers and members of the Association shall think fit and proper and the Owners shall be liable and agree to make payment of the proportionate share of the charges and/or deposits payable in respect thereof.

K. MISCELLANEOUS:

1. That the owners shall also execute a power of attorney in favour of the developers for smooth execution of the construction work of the new building and also for selling, transferring and registration of the portions within the developers allocation to the intended purchaser/s as per the choice of the developers.
2. The Owners shall not do any act deed or thing whereby the Developers are prevented from proceeding with the lawful construction of the Development project on the existing property in accordance with the plan and terms of the instant agreement.
3. The Owners shall not enter into any agreement for sale or transfer in respect of the existing property or enter into any agreement for granting of lease in respect the said existing property excepting of the Owners. Allocation as hereinbefore stated.
4. Subject to the fulfillment of the obligations by the developer as embedded in the instant Agreement the Owners shall not cancel or rescind this agreement until such time the said Development Project is completed in terms of the Development Agreement

down in the said documents as the developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement / final document for transfer of property between the owners and the developers in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT, piece and parcel of a land measuring more or less about 04(four) Cottahs 15(fifteen) Chittaks 38(thirty eight) Sq. Ft. along with two buildings, first building total measuring about 2000 Sq.Ft. built up area (entire ground floor measuring about 1000 Sq.ft. built up area and entire first floor measuring about 1000 Sq.Ft. built up area) and second building total measuring about 2000 Sq.Ft. built up area (entire ground floor measuring about 1000 Sq.ft. built up area and entire first floor measuring about 1000 Sq.Ft. built up area) comprised in C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, J.L. no. 42, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45A/1, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, and the same is butted and bounded by as follows:

ON THE NORTH	: Plot of Sri. Ajit Chatterjee
ON THE SOUTH	: Tolly Nala
ON THE EAST	: Plot of Sri. Subha Das Gupta
ON THE WEST	: 20 Feet wide road (Moore Avenue) & 9/3, Moore Avenue



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THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners Allocation)

"Owners Allocation" shall mean i.e.;

- i) 50% constructed area on the First Floor Western side of the proposed G+IV storied building,
- ii) 50% constructed area on the Second Floor Western side of the proposed G+IV storied building, (First Floor and Second Floor in Duplex pattern)
- iii) Four covered car parking space total measuring about 540 Sq.Ft. each measuring about 135 Sq.Ft.,
- iv) Entire Third Floor of the proposed G+IV storied building, and
- v) The developers shall pay a forfeit amount of Rs.30,00,000/- (Rupees Thirty Lacs only) to the owners as per below:

PAYMENT SCHEDULE

1. On the date of this agreement	Rs.10,00,000/-
2. After completion of RCC structure or By 10months form this agreement	Rs.10,00,000/-
3. After brick work of the entire building or By 16 months from this agreement	Rs.10,00,000/-
Total	Rs.30,00,000/-

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

"Developers Allocation" shall mean the rest constructed area of the G+IV storied building to be constructed by the developers apart from the owners allocation as mentioned above.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common areas, facilities and maintenance)

The common areas and facilities mentioned in this agreement shall include

- a. The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stair ways, entrance to and exist from the building and intended for common use,

- b. Water pump, water tank, septic tank, water pipes and other plumbing installations.
- c. Electrical wiring, meters and fittings (excluding those as are installed for any particulars flats).
- d. Pump motor, meter box.
- e. Ultimate roof and stair case room.
- f. Boundary walls and main gate.
- g. Drainage, under ground water reservoir and over head water tank shall of R.C.C.
- h. Open side spaces of the building.

Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage user and occupation of the flats in common in the ground floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

1. **FOUNDATION** : The foundation of the building shall be of R.C.C. structure, the foundation will be 3' 6" high from the tie beam with materials :
 - **Sand** :
 - i. Casting – Full Course
 - ii. Brick, Plastering and other works – Medium Course
 - **Stone** :
5/8 Pure.
 - **Bricks** :
Picket Bricks.
 - **Cement** :
Lafarge, Ambuja and Ultra Tech.
 - **Iron Rods** :



DI. DIRECT SUB REGISTRAR-II
BANGALORE
19 APR 2022

- ISI mark as available in market.
2. **STRUCTURE** : The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. column , beam , slab(thickness 4"),etc (mixture ratio of stone, sand and cement 4:3:1).
 3. **ELEVATION** : Attractive designed front elevation with exclusive finish.
 4. **WALLS** : The external walls of the building will be 8" thick and partition walls be of 5" thick and inside the Flat shall be of 3" thick all be bounded with cement mortar.
 5. **PLASTERING** : All internal surface shall be plastered with cement sand finished with Plaster of Paris. All the external walls shall be plastered with cement and sand and painted with Weather Coat of matching colour.
 6. **FLOORING & SKARTINGING** : All the flooring and skirting of flat will be made with marble with machine polish finish.
 7. **DOORS** : All door frames will be made of wood and the three main doors of the flats shall be of wood and the rooms door shall be of commercial flashed door. Toilet will have PVC frame and doors.
 8. **WINDOWS** : All windows will be made of Aluminium sliding, fitted with glass.
 9. **TOILET FITTINGS** : The toilet flooring will have marble. Walls shall have 6 feet Glazed Ceramic Tiles, above from the 6" skirting. All toilets will be Provided with concealed Plumbing for water each bathroom have one Anglo Indian or Western Commode in colour, One coloured Basin each toilet will have concealed stop cock of local Brand along with 4 (four) outlet points in each toilet.

- 10. KITCHEN FITTINGS / FIXTURES :** The kitchen will have marble and shall have Cooking Platform with black/ green granite along with matching steel Sink and ceramic tiles up to a height of 3 feet from the cooking slab along with on hole for exhaust fan.
- 11. STAIRS :** All landings and steps of the stair- case will be of marble along with steel railing and the walls plastering along with plaster of paris.
- 12. ELECTRICALS :** All electrical lines, to be concealed having first class copper wires (Havels) of proper gauge with earthen arrangement , all switches boards (modular) to be sheet metals with front cover of parapet sheet/ plug / socket etc. Are to be provided on all electrical points.
- 13. ELECTRICAL POINTS :** 1) BED ROOMS - 5(five) electric points 2) LIVING/ DINNING ROOM -Two light points, One fan point, One 15 Amps power point, One 5 Amps power point 3) TOILET/ KITCHEN - One light point, 4)STAIRS - One light point on each landing 5) ROOFS/OTHERS - Adequate light points 6) one A.C., one Geysers point, one refrigerator point, one microwave point, one exhaust fan point, one aqua guard point and one washing machine point for Each Flat 7) GROUND- Adequate light points.
- 14. LIFT :** A lift shall be installed for the said building of branded company.
- 15. WATER SUPPLY :** One underground water reservoir for storing the Kolkata Municipal Corporation water and will provide two over-head water reservoir of Patton Company along with shed over it for storing water with adequate Horse Power Capacity of Pump and Motor of a reputed branded company available in the market and the water lines from both the over head tanks will be separate with one spare submersible P/P system.



DISTRICT SUB REGISTRAR-II
ALIPORE
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16. **EXTRA WORK** : Special fittings, flooring , fixtures in the flat will be provided at extra cost to be deposited before execution of the specific work , subject to feasibility.

IN WITNESS WHEREOF the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

WITNESSES:

1. Parameswar Das -
Alipore Judge Court
Kat. 27.

1. Himan Bhatnagar
2. Anika Chatterjee
3. Arjun Chatterjee

2. Indira Dey
Alipore Judge
Court Road,
Kat - 27.

SIGNATURE OF THE OWNERS

DRC CONSTRUCTION

1. Govon Roy Choudhury
2. Arvind Kumar
3. Abhishek Choudhury

SIGNATURE OF THE DEVELOPERS

Drafted by me:

Dipankar Chakrabarty

Advocate
Alipore Judges Court
Kolkata - 700 027

F.No. 1373/1301/09

MEMO OF CONSIDERATION

RECEIVED from the above named DEVELOPERS the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lacs) only** being the part consideration money as per following:-

MODE OF PAYMENT

- | | |
|---|-----------------|
| 1. By cheque no. 164458, dt. 20.08.2020
Drawn on Allahabad bank, Ranikuti Branch | Rs. 1,00,000.00 |
| 2. By cheque no. 164460, dt. 09.02.2021
Drawn on Allahabad bank, Ranikuti Branch | Rs. 1,00,000.00 |
| 3. By cheque no. 019391, dt. 19.04.2022
Drawn on Canara bank, Tollygunge Branch | Rs. 1,00,000.00 |
| 4. By cheque no. 729858, dt. 19.04.2022
Drawn on Canara bank, Tollygunge Branch | Rs. 2,00,000.00 |
| 5. By cheque no. 729857, dt. 19.04.2022
Drawn on Canara bank, Tollygunge Branch | Rs. 5,00,000.00 |

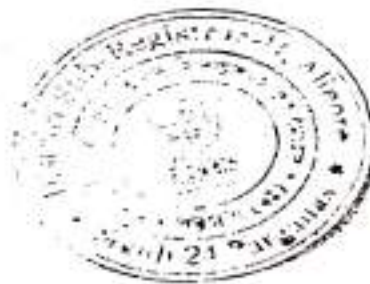
Total

Rs.10,00,000.00**(Rupees Ten Lacs) only****WITNESES**

1. *Rameswar Das*
2. *Anshu Dey*

1. *Dhiman Bhattacharya*
2. *Anita Chatterjee*
3. *Arjun Chatterjee*

SIGNATURE OF THE OWNERS



DIRECT SUB REGISTRAR-II
BANGALORE
19 APR 2022

Thumb 1st Finger Middle Finger Ring finger Small Finger



Left hand					
Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name Dhiman Bhattacharjee

Signature Dhiman Bhattacharjee

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature Anita Chatterjee

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature Anita Chatterjee



DISTRICT SUB REGISTRAR-II
ALIPUR
19 APR 2022

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature



Sc.

Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Sam Raj Chelvi*



Arshil Datta

Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Arshil Datta*



A

Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name ABHINAV CHAUDHURI

Signature *Abhinav Chaudhuri*



DISTRICT SUB REGISTRAR-II
ALLIPORE
19 APR 2022



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

GRN Details

GRN: 192022230009468051 Payment Mode: Online Payment
GRN Date: 18/04/2022 16:37:03 Bank/Gateway: State Bank of India
BRN : IK0BQGVRN3 BRN Date: 18/04/2022 16:04:19
Payment Status: Successful Payment Ref. No: 2001061090/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: dibyendu chakraborty
Address: D98, Rabindrapally, Kol - 96
Mobile: 9903192998
Depositor Status: Advocate
Query No: 2001061090
Applicant's Name: Shri Dibyendu Chakraborty
Identification No: 2001061090/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001061090/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001061090/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	30021
			Total	49942

IN WORDS: FORTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No.	I-1602-05135/2022	Date of Registration	19/04/2022
Query No./Year	1602-2001061090/2022	Office where deed is registered	
Query Date	05/04/2022 11:55:22 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903192998, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,39,28,129/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 30,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 45A/1, , Ward No: 097 Pin Code : 700040






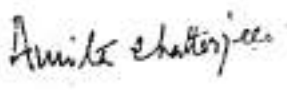


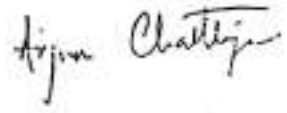
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak 38 Sq Ft	1/-	1,12,28,129/-	Width of Approach Road: 20 Ft.
Grand Total :					8.234Dec	1/-	112,28,129/-

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	2000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	2/-	27,00,000 /-	



Land Lord Details :

Sl No	Name	Address	Photo	Finger Print	Signature
1	Smt Dhiman Bhattacharjee Son of Late Pronob Kumar Bhattacharjee Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office		 19/04/2022	 LTI 19/04/2022	 19/04/2022
45A/1, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office					
2	Smt Amita Chatterjee Wife of Late Anjan Kanti Chatterjee Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office		 19/04/2022	 LTI 19/04/2022	 19/04/2022
45A/2, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx2R, Aadhaar No: 79xxxxxxxx9176, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office					
3	Shri Arjun Chatterjee Son of Late Anjan Kanti Chatterjee Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office		 19/04/2022	 LTI 19/04/2022	 19/04/2022












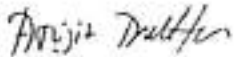


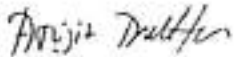


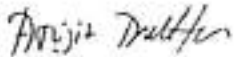




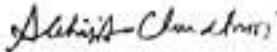
45A/2, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: anxxxxxx4k, Aadhaar No: 25xxxxxxxx2401, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admision: 19/04/2022 ,Place : Office

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	DRC CONSTRUCTION 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SOVON RAY CHAUDHURI Son of Shri Apu Roy Chowdhury Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office </td> <td>  Apr 19 2022 2:53PM </td> <td>  LTI 19/04/2022 </td> <td>  19/04/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SOVON RAY CHAUDHURI Son of Shri Apu Roy Chowdhury Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:53PM	 LTI 19/04/2022	 19/04/2022	55, Sukanta Pally, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)		
Name	Photo	Finger Print	Signature									
Shri SOVON RAY CHAUDHURI Son of Shri Apu Roy Chowdhury Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:53PM	 LTI 19/04/2022	 19/04/2022									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ARIJIT DUTTA (Presentant) Son of Shri Anun Chandra Dutta Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office </td> <td>  Apr 19 2022 2:04PM </td> <td>  LTI 19/04/2022 </td> <td>  19/04/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri ARIJIT DUTTA (Presentant) Son of Shri Anun Chandra Dutta Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:04PM	 LTI 19/04/2022	 19/04/2022	177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx0J, Aadhaar No: 60xxxxxxxx6423 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)		
Name	Photo	Finger Print	Signature									
Shri ARIJIT DUTTA (Presentant) Son of Shri Anun Chandra Dutta Date of Execution - 19/04/2022 , , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:04PM	 LTI 19/04/2022	 19/04/2022									

Name	Photo	Finger Print	Signature
Shri Abhijit CHOUDHURI Son of Late M L CHOUDHURI Date of Execution - 19/04/2022, , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:04PM	 LTI 19/04/2022	 19/04/2022
205/B, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5K, Aadhaar No: 48xxxxxxxx6674 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dibyendu Chakraborty Son of Shri Paritosh Chakraborti Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 19/04/2022	 19/04/2022	 19/04/2022
Identifier Of Smt Dhiman Bhattacharjee, Smt Amita Chatterjee, Shri Arjun Chatterjee, Shri SOVON RAY CHAUDHURI, Shri ARIJIT DUTTA, Shri Abhijit CHOUDHURI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Dhiman Bhattacharjee	DRC CONSTRUCTION-4.11698 Dec
2	Smt Amita Chatterjee	DRC CONSTRUCTION-2.05849 Dec
3	Shri Arjun Chatterjee	DRC CONSTRUCTION-2.05849 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Dhiman Bhattacharjee	DRC CONSTRUCTION-1000.00000000 Sq Ft
2	Smt Amita Chatterjee	DRC CONSTRUCTION-500.00000000 Sq Ft
3	Shri Arjun Chatterjee	DRC CONSTRUCTION-500.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Dhiman Bhattacharjee	DRC CONSTRUCTION-1000.00000000 Sq Ft
2	Smt Amita Chatterjee	DRC CONSTRUCTION-500.00000000 Sq Ft
3	Shri Arjun Chatterjee	DRC CONSTRUCTION-500.00000000 Sq Ft



Endorsement For Deed Number : I - 160205135 / 2022

On 19-04-2022

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

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

Presentation (Under Section 52 & Rule 22A(3) 48 (i) W.B. Registration Rules, 1962)

Presented for registration at 13:05 hrs on 19-04-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri ARIJIT DUTTA .

Certificate of Market Value (WB PUV Rules, 2007)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,39,28,129/-

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

Execution is admitted on 19/04/2022 by 1. Smt Dhiman Bhattacharjee, Son of Late Pronob Kumar Bhattacharjee, 45A/1, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 2. Smt Amita Chatterjee, Wife of Late Anjan Kanti Chatterjee, 45A/2, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 3. Shri Arjun Chatterjee, Son of Late Anjan Kanti Chatterjee, 45A/2, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Indetified by Shri Dibyendu Chakraborty, . . Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-04-2022 by Shri SOVON RAY CHAUDHURI, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Shri Dibyendu Chakraborty, . . Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-04-2022 by Shri ARIJIT DUTTA, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN: 700040

Indetified by Shri Dibyendu Chakraborty, . . Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-04-2022 by Shri Abhijit CHOUDHURI, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN: 700040

Indetified by Shri Dibyendu Chakraborty, . . Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,053/- (B = Rs 30,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 30,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2022 4:38PM with Govt. Ref. No: 192022230009468051 on 18-04-2022, Amount Rs: 30,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGVN3 on 18-04-2022, Head of Account 0030-03-104-001-16

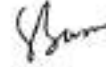
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 732435, Amount: Rs.100/-, Date of Purchase: 03/04/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 4:38PM with Govt. Ref. No: 192022230009468051 on 18-04-2022, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGVN3 on 18-04-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 213156 to 213192

being No 160205135 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.04.29 17:49:08 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/04/29 05:49:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)