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भारतीय गैर न्यायिक पश्चिम बंगाल WEST BENGAL

श्री श्री आनंद
 Pradip Adak
 Sayuj Adak
 शर्मिष्ठा - शर्मा
 Reba Nath
 Thuma Banerjee

[Signature]
 800 District Sub Registrar
 06 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 6th
 day of *January* 2023 (Two Thousand Twenty Three).

Contd ...2

GANAPATI CONSTRUCTION
Saukat Hossain
 Partners

GANAPATI CONSTRUCTION
Sumit Adak
 Partners

GANAPATI CONSTRUCTION
Minid Saha
 Partners

(2)

BETWEEN

SMT. SABITRI ADAK
Pradip Adak
Sanjoy Adak
Sri Pradip Adak
Reba Nath
Jhuma Banerjee

(1) **SMT. SABITRI ADAK**, PAN AXLPA7000N, wife of Late Anil Kumar Adak @ Anil Adak, (2) **SRI PRADIP ADAK**, PAN AQWPA1887F, son of Late Anil Kumar Adak @ Anil Adak, (3) **SRI SANJOY ADAK**, PAN AGUPA7192D, son of Late Anil Kumar Adak @ Anil Adak, (4) **SMT. RUPALI MALLICK @ RUPALI MALLIK**, PAN FBWPM8299D, wife of Sri Gautam Mallick @ Rameswar Mallick, (5) **SMT. REBA NATH**, PAN BZUPN5930L, wife of Sri Hari Nath, (6) **SMT. JHUMA BANERJEE**, PAN EBMPB7449R, wife of Sri Malay Banerjee, Sl. Nos. 4 to 6 are daughter of Late Anil Kumar Adak @ Anil Adak, all by faith-Hindu, by Nationality - Indian, by Occupation: Sl.No.1, 4, 5& 6 : Housewife, and 2 & 3 : Business, all are residing at 38, Ferry Ghat Road, P.O.& P.S. - Barrackpore, District - District, Pin -700120, hereinafter jointly and/or collectively called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, representatives, administrators, and/or assigns etc) of the **FIRST PART**.

AND

GANAPATI CONSTRUCTION, PAN AAXFG1398J, a partnership firm having it's place of business at : 56/A, S. N. Banerjee Road, P.O. Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700120, being represented by it's partners namely 1.

GANAPATI CONSTRUCTION
Sankat Dasgupta
Partners

GANAPATI CONSTRUCTION
Biswanath Agard
Partners

GANAPATI CONSTRUCTION
Contd...3
Minod Saha
Partners

(3)

স্বাক্ষরিত
ব্রজেশ আদক
সঞ্জয় আদক
৪১-১৭-০৭ - ৪১১২০
রেবা নাথ
ধুম্মা বারগোজে

SAUKAT HOSSAIN, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, **3. SRI BISWANATH AGARWAL**, PAN ADDPA3275F, son of Late Ram Gopal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 32, Gola Mahal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700120, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include it's successors in office, executors, representatives, administrators, and/or assigns etc) of the **SECOND PART**.

WHEREAS Anil Kumar Adak, Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick, jointly being the First part got and acquired a plot of land measuring 13 (thirteen) Cottahs 11 (eleven) Chhittaks 43 (forty three) sft. identified as Lot - A lying and situated at : Mouza : Monirampore, J.L. No. 2, Touzi No. 2998 & 147, comprised and contained in R.S. Dag No. 159 & 159/1017

GANAPATI CONSTRUCTION
Mridul Sutar
Partners

GANAPATI CONSTRUCTION
Saukat Hossain
Partners

GANAPATI CONSTRUCTION
Biswanath Agarwal
Partners

Contd ...4

(4)

Pradyum Adak
Sanyog Adak
Sri Beni Shankar Adak
Smt. Binapani Dolui
Smt. Radha Rani Ghati
Smt. Sefali Santra
Smt. Dipali Malik
Smt. Aloka Roy
Sudhir Kumar Adak

under Khatian No. 346/2 and R.S. Dag No. 159/965 under R.S. Khatian No. 550/3, within the limits of North Barrackpore Municipality, P.S. Barrackpore, Dist - North 24 Parganas, by virtue of a registered Deed of Partition Being No. 4577, recorded in Book No. I, Volume No. 124, written in pages 125 to 142 and the same was registered at A.D.S.R.O. Barrackpore dated 20/05/2002 with their other co-sharers namely Kamal Kumar Adak, Sri Beni Shankar Adak, Smt. Binapani Dolui, Smt. Radha Rani Ghati, Smt. Sefali Santra, Smt. Dipali Malik, Smt. Aloka Roy and Sudhir Kumar Adak.

AND WHEREAS after acquiring the abovesaid property said Anil Kumar Adak, Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick became the joint owners and co-sharers of the abvoesaid property and thereafter the said Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick gifted and transferred their undivided share out of a total land measuring 6 (six) Cottahs 12 (twelve) Chhittaks 10 (ten) Sft. in Dag No. 159 [land area 5 (five) Cottah 13 (thirteen) Chhittaks and 159/965 land area 15 (fifteen) Chhittaks 10 (ten) sft.] to Anil Kumar Adak by virtue of a registered Deed of Gift Being No. 2386, recorded in Book No. I, Volume No. 67, written in pages 295 to 304 and the same was registered at A.D.S.R.O. Barrackpore dated 16/03/2006.

Contd ...5

Sanku Jyoti
GANAPATI CONSTRUCTION
Partners
Biswanath Agarwal
GANAPATI CONSTRUCTION
Partners

GANAPATI CONSTRUCTION
Partners
Anil Kumar Adak

(5)

सविज्ञान
Pradip Adak
Sajoy Adak
Smt. M. - Smt. J.
Reba Nath
Humma Banerjee

AND WHEREAS said Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick gifted and transferred their undivided share out of a total land measuring 6 (six) Cottahs 8 (eight) Chhittaks 14 (fourteen) Sft. in Dag No. 159 to Anil Kumar Adak by virtue of a registered Deed of Gift Being No. 2387, recorded in Book No. I, Volume No. 67, written in pages 305 to 314 and the same was registered at A.D.S.R.O. Barrackpore dated 16/03/2006.

AND WHEREAS by dint of abovesaid Deed of Partition and by virtue of abovesaid two Deed of Gifts said Anil Kumar Adak became the absolute owner of a total plot of land measuring 12 (twelve) Cottahs 5 (five) Chhittaks 14 (fourteen) Sft. in R.S. Dag No. 159 and land measuring 15 (fifteen) Chhittaks 10 (ten) sft. in R.S. Dag No. 159/965 thus total land measuring 13 (thirteen) Cottahs 4 (four) Chhittaks 24 (twenty four) sft. and he mutated his name in the records of North Barrackpore Municipality and while thus seized and possessed the same said Anil Kumar Adak died intestate on 13/02/2016 leaving behind him surviving the Land owner No. 1 herein as his wife and the land owner Nos. 2 & 3 as his sons and the land owner Nos. 4 to 6 as his daughters and as his only legal heirs and successors to inherit his abovesaid property.

GANAPATI CONSTRUCTION

Sauvent Dossin

GANAPATI CONSTRUCTION

Hemant Agarwal

Contd ...6

GANAPATI CONSTRUCTION
Mridul Saha

(6)

Pradip Adak
Sanjoy Adak
Smt. Rupali Mallick
Reba Nath
Jhuma Banerjee

AND WHEREAS after demise of said Anil Kumar Adak the land owners herein became the joint owners and co-sharers of the abovesaid property and they recorded their names in the records of L.R. Settlement in L.R. Dag Nos. 159 and 159/965 by the under mentioned Khatian Nos.

Name of Rayat	L.R. Khatian No.
SMT. SABITRI ADAK	5082
SRI PRADIP ADAK	5084
SRI SANJOY ADAK	5083
SMT. RUPALI MALLICK	5085
SMT. REBA NATH	5086
SMT. JHUMA BANERJEE	5087

and at present in physical measurement the land owners have been seizing, possessing and enjoying a plot of land measuring 12 (twelve) Cottahs 14 (fourteen) Chhittaks with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS the land owners herein are desirous of developing over a plot of land measuring 10 (ten) Cottahs 2 (two) Chhittaks 2 (two) Sft. in R.S. & LR. Dag No. 159 by way of constructing a Multi storied building in accordance with the building plan to be sanctioned by the local North Barrackpore Municipality.

GANAPATI CONSTRUCTION

Sankar Das
Partners

GANAPATI CONSTRUCTION

Rishwanath Agarwal
Partners

Contd ...7

GANAPATI CONSTRUCTION
Mridul Das
Partners

(7)

Safiqul Kabir
Pro. Dip. Adarke
Soyuj Adarke
Shyam - Safiqul
Rita Nath
Thuma Banerjee

AND WHEREAS the above said Land owners due to paucity of funds and for their inexperience in construction work they invited the Developer herein to raise a Multi storied building over the above said plot of land and to exploit the same commercially by the developer's own fund and source.

AND WHEREAS in consideration of the Land owners' appeal the above said Developer agreed to construct a multistoried building over the above said total land by the following terms and conditions.

1. The Developer for starting the development of First Schedule property shall work by mutual discussion with the Land owners.
 - a) The Developer will construct a multistoried building according to the sanction building Plan to be sanctioned by the Local North Barrackpore Municipality and they will take the earnest money or the full consideration amount from purchaser or purchasers for selling any Flat/Shop/Space of the Proposed Multistoried building from the allocated portions of the Developer.
 - b) After the completion of the payment of the aforesaid Flat/Shop/Space etc of the said Building by the intending buyers selected by the Developer, the Land owners or their constituted attorney will be

GANAPATI CONSTRUCTION
Saulat Hossain
Partners

GANAPATI CONSTRUCTION
Biswanath Agarwal
Partners

Contd ...8

GANAPATI CONSTRUCTION
Munish Saha
Partners

(8)

सवित्री आदक
प्रदिप आदक
संजय आदक
सुनील आदक
रेबा नाथ
शुष्मा बामयेजे

liable to sign & register the Sale Deed of the Flat/Shop/Space etc alongwith undivided, impartible and proportionate share of the above said building in favour of the person or persons nominated by the Developer excluding the land owner's allocated portion.

c) Any intending purchaser or purchasers can purchase the said Flat/Shop/Space etc alongwith undivided, impartible and proportionate share of the above said building only through the abovesaid Developer and they can engage with any Agreement for sale only with Developer for the same.

d) The Developer will construct the proposed multistoried building by receiving the payments of the intending purchaser or purchasers and the Developer can not sell the Land owners' allocated portion and the land owners can not sell the Developer's allocated portion.

2.i) Owners : Shall mean (1) **SMT. SABITRI ADAK**, wife of Late Anil Kumar Adak @ Anil Adak, (2) **SRI PRADIP ADAK**, son of Late Anil Kumar Adak @ Anil Adak, (3) **SRI SANJOY ADAK**, son of Late Anil Kumar Adak @ Anil Adak, (4) **SMT. RUPALI MALLICK @ RUPALI MALLIK**, wife of Sri Gautam Mallick @ Rameswar Mallick, (5) **SMT. REBA NATH**, wife of Sri Hari Nath,

GANAPATI CONSTRUCTION
Partners
Shri. Subodh Chandra

GANAPATI CONSTRUCTION
Sankat Daman
Partners

GANAPATI CONSTRUCTION
Hemant Agrawal
Partners

Contd ...9

(9) *Pradip Adak*
Sanjay Adak
Reba Nath
Jhuma Banerjee

(6) **SMT. JHUMA BANERJEE**, wife of Sri Malay Banerjee, Sl. Nos. 4 to 6 are daughter of Late Anil Kumar Adak @ Anil Adak and their legal heirs and successors.

ii) Developer : **GANAPATI CONSTRUCTION**, a partnership firm having it's place of business at : 56/A, S. N. Banerjee Road, P.O. Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700120, being represented by it's partners namely **1. SAUKAT HOSSAIN**, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, **3. SRI BISWANATH AGARWAL**, son of Late Ram Gopal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 32, Gola Mahal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700120, and its successor-in-office executors, administrators.

iii) The said Land : shall mean the under First schedule mentioned property under the limits of North Barrackpore Municipality, under Ward No. 22, Holding No. 38, S. N. Banerjee Road, P.S. Barrackpore, Dist - North 24 Parganas.

Contd ...10

Saukat Hossain
Partners

GANAPATI CONSTRUCTION

Mrinal Agarwal
Partners

GANAPATI CONSTRUCTION

Mrinal Agarwal
Partners

GANAPATI CONSTRUCTION

(10)

Subodh Adet
Soyy Adet
Soyy Adet
Ruba Nath
Thumma, Benemise

iv) Building : The proposed Multi storied Building which will be constructed over the under First schedule mentioned property according to the Sanctioned Building plan to be sanctioned by the North Barrackpore Municipality.

v) Plan : The sanction plan of the proposed building will be sanctioned by the North Barrackpore Municipality.

vi) Common Facilities/Space/Place along with common expenses : Shall mean the Passage, Pump room, Tubewell, Under Ground Reservoir, ultimate roof, Over Head Water Tank, Septic Tank etc. which will be constructed according to the sanction plan as mentioned in Fifth Schedule of this agreement and the expenses shall be borne by the unit owners i.e. Flat/Shop or Garages or by an association in which the unit owners shall be members.

The common Bathroom and toilet of the proposed multistoried building can be used by the Shop, Godown and Garage owners of the Ground floor of the said Multi storied building.

3. The Land Owner's Allocation shall mean : -shall mean the land owners will get 40% of the total constructed area according to building plan to be sanctioned by North Barrackpore Municipality and the said 40% area shall be allotted from Ground floor to top floor as per front portion to rear portion basis.

Contd ...11

GANAPATI CONSTRUCTION
Saudat Shamin
Partners

GANAPATI CONSTRUCTION
Kumarish Agrawal
Partners

GANAPATI CONSTRUCTION
Mukul Subodh
Partners

(11)

DR. SUNE K. D. S.
Prof. P. M. D. K.
S. J. J. J. J. J.
S. J. J. J. J. J.
Reba Nath
Thirumala Bhanu Prasad

That apart from the abovesaid allocated area the developer has already paid a sum of Rs. 19,33,000 (Rupees Nineteen Lakh Thirty Three Thousand) only to the land owners herein.

The owner's allocation has been described in the Second Schedule.

Developer Allocation : save and except the owner's allocation as morefully stated above, the developer will be entitled to the rest portions of the said proposed multi storied building as mentioned in Third Schedule of this Agreement.

Architect : The person or the Company duly appointed by the Developer who will sketch the plan of the proposed multistoried building.

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

4. The Land owner's will be liable to sign, execute and register the portion of Developer's allocation of the Proposed Multi storied building in favour of the nominated person or persons selected by the Developer.

5.(a) If any defect in Title during construction is detected the Land owner will take the responsibility for solving the same and also should be liable to bear the necessary expenses for the same.

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GANAPATI CONSTRUCTION
Partners
Sudhakar Thota

GANAPATI CONSTRUCTION
Partners
Bhramarika Agrawal

GANAPATI CONSTRUCTION
Partners
M. S. S. S. S.

(12)

57527071720
Pradip Adak
Gov of Adak
57527071720
Rita Nath
Thuma Banerjee

The Developer will bear all the expenses regarding to the proposed construction work and sanctioned plan to be sanctioned by North Barrackpore Municipality. The Land owners will only responsible to sign in the necessary papers as and when required by the Developer.

The Developer will also responsible for any disputes, delay or any damage regarding to the construction work and the Land owners have no liabilities for the same.

The developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed multistoried building.

The the developer at it's own cost and liabilites will demolish the old structure of the under mentioned First Scheduled property and shall take away the debris.

The developer shall liable to maintain good quality for construction work of the proposed multistoried building.

The developer shall complete the building in all respects within 30 months from the date of obtaining the sanctioned building

Santosh Prasad
GANAPATI CONSTRUCTION
Partners

GANAPATI CONSTRUCTION
Rishu Anand
Partners

GANAPATI CONSTRUCTION
Mishal Saha
Partners

(13)

Pradyumn
Saijy Akshay
Reba Nath
Thuma Barnestee

plan and the said period may be furtherly extended to 6 (six) months if obstructed by supervening impossibilities viz act of god, war, riot, flood and any other natural calamities, all unforeseen causes.

The Developer can take loans from any persons, Banks or any financial organization or can enter into partnership with any third party for construction of the First Schedule Property by the power of this Agreement. But the Land owner will not be responsible to refund the loan amount taken by the Developer or the Developer will not mortgage any property or part of the property belonging to the land owner share.

The Developer will construct the proposed Multi storied building according to the sanction building plan.

The Developer will be liable for the accidents during the construction work.

The Developer will make premises in habitable condition within 1 (One) month after the completion of the construction work of the said building.

The Land owners will not be able to engage with another agreement to the Third party in respect of the First Schedule mentioned

Contd ...14

GANAPATI CONSTRUCTION
Santosh Tammin
Partners

GANAPATI CONSTRUCTION
Kishore M
Partners
Agarwal

GANAPATI CONSTRUCTION
Minal Jitendra
Partners

(14)

सविज्ञान संस्थान
प्रो. द. प. अ. दे. के.
साय. वि. अ. दे. के.
श्री. वि. अ. दे. के.
रेखा नाथ
थुमरा बर्मोस्के

property or the The Land owners will also not be able to engage with an agreement for selling the Flat/Space/Shop except the Land owners' allocation of the Proposed multistoried building or can not take any amount for the same.

According to the agreement the Developer can take the consideration amount from the intending purchasers of the said Flat/Shop/Space of the said proposed multistoried building falling under developer's allocated portion.

The Developer will be liable for the maintenance of the Flat/Shop/Space/Unit of the said proposed multistoried building till the Association will be formed by the Developer in the said proposed multistoried building to be constructed by the developer in the First schedule property.

The Developer will accomodate the electric connection in the proposed multistoried building. But the Land owner will have to pay proportionate charges or fees for bringing electric meter and the Land owners shall also bear the proportionate share of Municipal Taxes from the date of taking possession of the Second schedule property and the Land owners shall not pay any charges for bringing transformer, if it is required for the said Multistoried building.

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Santosh Thakur
GANAPATI CONSTRUCTION
Partners

Kishore Kumar Agarwal
GANAPATI CONSTRUCTION
Partners

Manoj Kumar
GANAPATI CONSTRUCTION
Partners

(15)

Sri Jagjit Singh
Gurdeep Nandke
Sandeep Nandke
Sandeep Nandke
Rishi Nath
Thuma Banerjee

The Land owners can not obstruct in the construction work during the work in progress but shall always be Co-operative with the developer in the said construction work.

That the land owners shall have the responsibility to mutate their names in the records of North Barrackpore Municipality and the relevant taxes and rents should be paid by them in respect of the First Schedule mentioned property to the competent authority and the tax and rents receipt should be handover to the developer herein.

The Land owners will execute a registered Development Power of Attorney in favour of the developer by which the developer can process the construction work peacefully and exploit the proposed multistoried building commercially, so that the developer may able to sell out the developer's allocated portion except the land owners' allocated area.

If any dispute arises regarding this agreement then both of the parties will solve the problem mutually or by verbal discussion or the parties will also have got the alternative to obtain specific relief or reliefs from appropriate forum.

Sandeep Nandke
GANAPATI CONSTRUCTION
Partners

Kumara Agrawal
GANAPATI CONSTRUCTION
Partners

GANAPATI CONSTRUCTION
Partners

Contd ...16

(16)

Pradip Adhikari
Soyyaji Adhikari
Ritesh Kumar
Ritesh Nath
Jhansu Banerjee

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of 'Bastu' land measuring 10 (Ten) Cottahs 2 (two) Chhittaks 2 (two) sft. in R.S. & L.R. Dag No. 159 alongwith tile sheded structure thereon measuring 100 sft. situated at Mouza : Monirampore, J.L. No. 2, Touzi No. 2998 & 147, contained in R.S.Khatian No. 346/2 ——— corresponding to L.R. Khatian Nos. 5082, 5084, 5083, 5085, 5086, 5087, within the limits of North Barrackpore Municipality, Ward No. 22, Holding No. 38, S. N. Banerjee Road, P.S. Barrackpore, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. Which is butted and bounded as follows :-

Soyyaji Adhikari

- ON THE NORTH** :- Others property thereafter Fery Ghat Road.
- ON THE SOUTH** :- Suvsasak's House, Das's House, Kamal Asak's House and owners land.
- ON THE EAST** :- Tirthankar Chatterjee's House and 40'-0" wide S.N. Banerjee Road.
- ON THE WEST** :- 6'-0" wide land of the owners and common passage thereafter DBM Brickfield and Suvsasak's House.

GANAPATI CONSTRUCTION
Partners
Pradip Adhikari

GANAPATI CONSTRUCTION
Partners
Saulat Ahmad

GANAPATI CONSTRUCTION
Partners
Kamlesh Agrawal

Contd ...17

(17)

5/12/21 9/11/21
Pradip Mohite
Sujay Mohite
Mehar Patil
Reba Nakh
Thuma Boonjee

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNER'S ALLOCATION

shall mean the land owners will get 40% of the total constructed area according to building plan to be sanctioned by North Barrackpore Municipality and the said 40% area shall be allotted from the Ground floor to top floor as per front portion to rear portion basis.

That apart from the abovesaid allocated area the developer has already paid a sum of Rs. 19,33,000 (Rupees Nineteen Lakh Thirty Three Thousand) only to the land owners herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

The Developer's allocation shall mean ALL THAT constructed area of the proposed Multi storied building containing self contained residential flats, commercial shops, office spaces and other spaces having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office spaces and other spaces attached thereto and available with the building and /or common facilities of the Multi storied building situated and standing on the

Soudeat Tharwan
Partners
GANAPATI CONSTRUCTION

Kamante Agrawal
Partners
GANAPATI CONSTRUCTION

GANAPATI CONSTRUCTION
-Minal Sutar-
Partners

Contd ...18

(19)

सवित्री जेठानी
Pradyumn
Sajiv Adark
Srinivas Srinivas
Roha Nath
Thumbarbharthi

6. **DOORS** : Frames of good quality wood and flush doors and with proper fitting for inside room and main door shall be wooden door with magic Hole and collapsible gate will be provided in the main Door.

7. **WINDOWS** : Steel Windows.

8. **KITCHEN** : One black stone slab on cooking platform, one sink with bib cock, 2'-0" glazed tiles on wall over cooking platform as per our specification of tiles will be provided.

9. **TOILETS** : Tiles flooring with 6" dado and total 5'-6" wall tiles on all sides, 2 taps, 1 shower, 1 European type W.C. with low polythene cistern will be provided (1 European/1 Indian) type shall be provided.

10. **PLUMBING**: All external works are soil waste water pipes and rain water pipes is of P.V.C. pipes. All internal and external water lines will be P.V.C pipe and internal pipe will be concealed.

11. **WATER SUPPLY** : 24 hours water supply from overhead reservoir by Deep tube-well with the help of Submersible pump.

GANAPATI CONSTRUCTION
Saurabh Sonani
Partners

GANAPATI CONSTRUCTION
Ramesh Agrawal Contd ...20
Partners

GANAPATI CONSTRUCTION
Muralidhar Ch.
Partners

(20)

SATYAJIT NATH
Pradip Nath
Soyy of Adak
Srinivas
Ruba Nath
Ajay Kumar

12. ELECTRIFICATION: Concealed wiring at walls and ceiling up to switch board having 20 Nos. of points for fan, light, power sockets etc.

13. MAIN DOOR

Calling Bell.

Any extra work, addition or alteration in the flat other than our standard specification shall be done subject to the approval of the supervising Engineer. The requisite extra cost shall be borne by the unit owners and such cost shall be deposited to the Developer before the execution of work.

W.B.S.E.D.C.L./CESC power supply will be provided upto meter board but security money and meter cost to be borne by the unit owners and land owners. For setting up the transformer for such work if required by the requisition of W.B.S.E.D.C.L./CESC. cost and expenses will be borne by all the flat owners except the land owners.

FIFTH SCHEDULE COMMON AREAS AND FACILITIES

ALL THAT common sewerage, main Gate, water Tanks, pumps, Electric meter for stair case and yard lighting including pump, Electric main lines, pavement/Drive ways, common two wheeler Garage and all vacant space, lift, ultimate roof etc.

GANAPATI CONSTRUCTION
Anand Kumar
Partners

GANAPATI CONSTRUCTION
Santosh Kumar
Partners

GANAPATI CONSTRUCTION
Kumarath Agasthi
Partners

Contd...21

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

Signed and Delivered by the Land owners
and the Developer at Barrackpore,
in the presence of:

1. Sumit Mondal
Barrackpore
P.S. Titagarh
2. Prasanta Biswas
Rujig

Pradip Adak
Sangy Adak
Reba Nath
Jhuma Banerjee

Signature of the Land owners

GANAPATI CONSTRUCTION
Sanket Hossain
Partners

GANAPATI CONSTRUCTION
Biswanath Bhowmik
Partners

GANAPATI CONSTRUCTION
Mondal Sanku
Partners

Signature of the Developer

MEMO

Received Rs. 19,33,000 (Rupees Nineteen Lakh Thirty Three Thousand) only from the developer herein in presence of the following witnesses by the following manner:

Date	Cash/Cheque	Bank	Amount
08/11/18	Cheque -165903	AXIS Bank Ltd.	2,00,000/-
08/11/18	Cheque -893330	S.B.I. Bkp Rly Stn Br.	2,00,000/-
08/11/18	Cheque -158657	S.B.I. Bkp Rly Stn Br.	50,000/-
08/11/18	Cheque -158656	S.B.I. Bkp Rly Stn Br.	50,000/-
08/11/18	Cash		1,00,000/-
05/09/20	Cheque -000069	Bank of Baroda	1,60,000/-
08/09/20	Cheque -893362	S.B.I. Bkp Rly Stn Br.	1,60,000/-
08/09/20	Cheque -417227	S.B.I.	80,000/-
31/07/21	Cash		1,00,000/-
16/11/21	Cheque -000003	Bandhan Bank	8,01,000/-
15/12/21	Cheque -000005	Bandhan Bank	32,000/-

Total Rs. 19,33,000/-

(Rupees Nineteen Lakh Thirty Three Thousand) only

Witnesses:

1. Sumit Mondal
Barrackpore
P.S. Titagarh
2. Prasanta Biswas
Rubiya

Sri B. J. Mondal Pradip Adak
Sanjay Adak Anurupa - Sri B. J. Mondal
Reba Nath Jhuma Banerjee

Signature of the Land owners

Drafted by

Sri Biswajit Deb
SRI BISWAJIT DEB
Advocate
Barrackpore Court
Enrollment No. F-857/97

COMPUTER TYPED BY

SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. STATUS : PRESENTANT
 LEFT HAND FINGER PRINT Name: SAUKAT HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Saukat Hossain

2. LEFT HAND FINGER PRINT Name: MRINAL SUTRA DHAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Mrinal Sutra Dhar

3. LEFT HAND FINGER PRINT Name: BISWANATH AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Biswanath Agarwal

4. LEFT HAND FINGER PRINT Name:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE সাইকট গোস্বামী

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT
 LEFT HAND FINGER PRINT

1. Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... *Pradeep Adak*



Pradeep Adak
 FINGER PRINT

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... *Sayuj Adak*



Sayuj Adak
 RIGHT HAND FINGER PRINT

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... *সন্ধ্যা - সীতার*



সন্ধ্যা সীতার
 FINGER PRINT

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... *Reba Nath*



Reba Nath
 RIGHT HAND FINGER PRINT

**OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS : PRESENTANT
LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Thuma Bamejee*

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



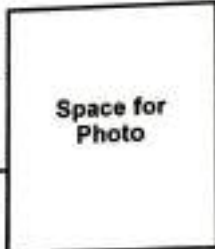
Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1505-2023, Page from 3675 to 3713
being No 150500073 for the year 2023.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2023.01.10 13:56:28 +05:30
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to be "Sumit Kumar Sinha".

(Sumit Kumar Sinha) 2023/01/10 01:56:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)