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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12/8/22
 Ce-7/242 5864

Certified that the document mentioned in G 794249 registration. The signature sheets and endorsement sheets attached with document are page 1 of this document.

[Signature]
 District Sub-Registrar, M
 Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

12 AUG 2022

THIS DEVELOPMENT AGREEMENT is made on this the 13th Day of, August

Two thousand Twenty Two (2022)

BETWEEN

006308

06 JUN 2022

No.....Rs. **100/-** Dte.....**PRANAB RAY**
Advocate
Names.....**Alipur judges Court**
Address.....**Kolkata - 700027**

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



Manish Singh
Shalini Singh
Deep Chatterjee
Kbl-27
PS+PO - Alipore
Hindu

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
12 AUG 2022

1) SMT. SARASWATI MAZUMDER @ MAJUMDER @ MAJUMDAR, (PAN. BGPEM7862H /AADHAR NO. 387873239445/MOB NO. 8282824161) W/O Late Kamal Majumder, by faith - Hindu, by occupation - Housewife, residing at - 193/B, Picnic Garden Road, P. O. - Tiljala, P.S. - Kasba, Kolkata - 700039, District South 24 Parganas and 2) SRI KALYAN MAJUMDER (PAN NO. CMXPM2735H/ AADHAR NO. 900456335917/MOB NO. 8444004976) Son of Late Kamal Majumder, by faith-Hindu, by occupation- Service/Business, residing at- 193/B, Picnic Garden Road, P. O. - Tiljala, P.S. - Kasba, Kolkata - 700039, District South 24 Parganas, herein after referred to as the "OWNERS" (Which expression shall unless excluded by or repugnant to the context shall mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART;

AND

UTPAL DAS (PAN NO. ALDPD4414F/AADHAR NO. 506307369722 / MOB.NO.9831960732) S/O Sri Bablu Das, by faith - Hindu, by occupation - Business, residing at - 12/1A/20, Chowbaga Road, Bidhan Nagar South, Police Station- Tiljala, Kolkata - 700 039, District South 24 Parganas, hereinafter referred to as the "DEVELOPER" (Which expression shall unless excluded by or repugnant to the context shall mean and include its, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the predecessor-in-interest of the Owners herein namely Usha Rani Roy Majumder, wife of Krishna Chandra Roy Majumder, during her life time by a Registered Deed of Partition, registered in the Office of the Sub-Registrar Alipore, recorded in Book No.1, Volume No.158, Pages from 215 to 221, Being No.9983, for the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

year 1959, had purchased ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 00 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kusthia, J.L. No. 14, Touzi No. 1298/2833, R.S. No. R (GD5,6), Dag No. 1325/1404, 1337, Khatian No.93, 101, 558, being Municipal Premises No. 193B, Picnic Garden Road, P.S. – Kasba, Kolkata – 700039, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation under Ward No.67, Being Assessee No. 21-067-18-0177-5;

AND WHEREAS while in possession over the said property and while in possession over the said property above named Usha Rani Roy Majumder, wife of Krishna Chandra Roy Majumder died intestate leaving behind the Owners herein as her legal heirs and successors according to Hindu Succession Act.

AND WHEREAS while in possession over the said property for betterment of their property the Owners herein decided to develop the landed property by raising a multi storied building on their landed property for which they are looking for prospective Developer for the same and the Developer knowing such intention of the Owners has approached to the Owners with a proposal for construction of a building/ project on the landed property of the Owners herein.

AND WHEREAS the parties of the First Part have agreed with the said proposal of the Second Part on certain terms and conditions as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and the parties hereto have agreed to and abide by the terms and conditions noted herein below:-

ARTICLE-I

(DEFINITION)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 AUG 2022

- 1.1 Owners and Developer shall include their respective transferees/nominees.
- 1.2 Premises shall mean the property more fully described in the First Schedule hereunder written.
- 1.3 Owners shall mean the parties of the ONE PART.
- 1.4 Developer shall mean the party of the OTHER PART.
- 1.5 Proposed building shall mean and include commercial and/or residential building to be constructed on the said plot of land in accordance with the plan to be sanctioned by the appropriate authority and with necessary additional structures as will be required and shall include the car parking and other spaces/commercial spaces.
- 1.6 Common Facilities and amenities shall mean and include the facilities specifically mentioned in Article-VIII.
- 1.7 Saleable Space mean the space in the proposed building available for independent use and occupation after making due provision for common facilities and the space required thereof.
- 1.8 Owner's allocation shall mean constructed area of the proposed building together with undivided proportionate share of land along with proportionate share in common parts/portions, facilities and amenities more fully described in the Second Schedule hereunder written.
- 1.9 Developer's allocation shall mean remaining constructed area along with proportionate share in land, common parts/portions facilities and amenities excluding the Owner's allocation of the proposed building to be constructed upon the aforesaid plot of land specifically mentioned in Third Schedule hereunder written.

- 1.10 Architect shall mean any qualified person having requisite qualification or person or firm or firms to be appointed or nominated by the developer's as Architect of the building for designing and planning of the proposed building at the said premises.**
- 1.11 Building plan shall mean such plan or plans for construction of the new building to be sanctioned by the appropriate authority and shall include any revision thereto and/or modified thereof duly sanctioned by the appropriate authority.**
- 1.12 Transfer with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in Multi-Storied building to purchasers/owners thereof.**
- 1.13 Transferee shall mean a person or persons, firm or association of persons to whom any space in the Building to be transferred.**
- 1.14 Words importing singular shall include plural and vice versa.**
- 1.15 Words importing masculine gender shall include feminine and neuter genders, Likewise, Words importing feminine gender shall include masculine and neuter genders.**
- 1.16 F.A.R. shall mean sanction area by the Municipal Authority.**

ARTICLE-II

(TITLE AND INDEMNITIES)

- 2.1 The Owners hereby declare that the owners have good marketable title to the said premises and the owners have good right and title to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any and all third party claims, action and demands whatsoever.**
- 2.2 The Owners are in constructive physical possession of the plot of land which is free from all and any manner of lispendences, charge, lines, attachments, claims,**

encumbrances or mortgages whatsoever or how so ever and is in the exclusive possession of the Owners and the Owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all actions, charges, lines, claims, encumbrances and mortgages or any third party possessory right in the said premises.

2.3 The Owners hereby also undertake that the Developer shall be entitled to constructed and complete the building upon the property described in the First Schedule hereunder written and enjoy the Developer's allocation therein without any interruption or interference from the owners or any person or persons lawfully claiming through or under the Owners.

2.4 That the Developer undertakes to construct the building in accordance with the sanctioned building plan and undertakes to pay or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation in construction.

2.5 That the Developer shall act as an independent contractor to construct the building and undertakes to keep the Owners Indemnified from and against all third party claims, compensation and action arising out of any act or omission of the Developer or any accident in or relating to the construction of the building.

ARTICLE-III

(CONSIDERATION)

3.1 That the owners will be entitled to own and possess absolute constructed area of the total building along with proportionate share in common parts/portions,

facilities and amenities, specifically mentioned in second schedule hereunder written as Owners' allocation.

3.2 Apart from this the developer shall be liable to pay Rs. 47,00,000/- (Forty Seven Lacs) as non- refundable money in the following manner-

- Rs.2,50,000/- at the time of execution of this Agreement.
- Balance amount on completion of building.

3.3 That in construction of the construction cost and other expenses for construction of the proposed building thereof the Developer shall have the right to sell, transfer, alienate, hold, let out the property of developer's allocation which is specifically mentioned under Third Schedule hereunder written together with undivided proportionate share of land, together with all common facilities and amenities provided in the proposed building.

ARTICLE-IV

(OWNER'S LIABILITY AND RESPONSIBILITY)

4.1 That the Owners undertake not to transfer, mortgage, charge or lease or enter into agreement in any way or encumber the said plot of land or any part or portion thereof which is the subject matter of this agreement in any manner whatsoever during the subsistence of this agreement.

4.2 That the land Owners/ First Party grants an exclusive right and possession subject to covenant hereunder contained to the developer to build/ construct apartment ownership building on the said premises containing several self contained flats, shops/commercial spaces, car parking spaces in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation, and the

Developer shall be entitled to be the owner of Developer's allocation and both the parties shall be entitled to hold, possess, sell and dispose of their respective allotments together with undivided proportionate share in land with common parts/portions, facilities, amenities and benefits in lawful manner in accordance to their allocated portions in the proposed building, Provided that both the parties shall not litigate in respect of necessary modification or revision in the said building plan for the sake of construction and/or instruction of the said Municipal Authority.

- 4.3 That the Land Owners/ First Party will execute all necessary papers and documents relating to approval of the building plan which will be prepared by the Architect of the developer and cost and expenses of preparing building plan, development charge and other expenses relating to the construction of the proposed building shall be borne by the Developer. The Developer will engage an architect of his choice and the Owners, if required, will sign the plans as well as whatsoever other necessary papers and documents relating to the sanction of building plan in accordance with law, and the owners will execute authorize and grant authorization letter in favour of the developer for construction of the said building smooth running of development work with regard to the competition of the proposed building and having electricity and/or for new connection of electric for the proposed building to be constructed by the developer.**
- 4.4 That during the continuance of the agreement the owners shall not in any way cause important or obstruction whatsoever in construction or development of the said property to be carried on by the Developer.**

- 4.5 That the original title deed/relevant papers in respect of the said premises shall be kept in custody of the Owners who shall allow the developer and/or Advocate of the developer or the financial institution for inspection the said documents as and when required and also allow the developer to take copies and/or extracts there from.
- 4.6 That the owners shall pay proportionate maintenance charge to developer or the association, as the case may be, from the date of taking possession of owner's allocation from the developer.
- 4.7 That the owners hereby have agreed to grant a register Development Power Of Attorney for Development in favour of the Developer to enable the Developer to enter into agreement for sale, Declaration, Affidavit, and other necessary documents relating to the said property, receive advance and execute sale deed in favour of the Purchaser or Purchasers on behalf of the owners only for the Developers allocated portions, and the entire risk and liability in doing so will devolve upon the Developer, In case of Death of the owners/owner, his/her/their heirs, successors, executors, legal representatives shall execute and register equivalent power of attorney in favour of the Developer for construction of the said building and to do necessary acts for completion of the proposed building and to alienate and/or absolute enjoyment of the Developer's allocated portions, and expenses in respect thereof shall be borne by the Developer.
- 4.8 Immediate after execution of this agreement, the developer shall be entitled to deal with the said plot of land on the terms and conditions herein contained and also in accordance with the powers and Authorities conferred on the Developer by the Owners.

- 4.9 That the owners will be liable to execute Boundary Declaration and register the same at the cost of the Developer in respect of the said plot of land, if required.
- 4.10 That in the event of any dispute in connection with the title of the said property, the owners shall be liable to pay back nonrefundable forfeit money and other necessary expenses for processing the development project to the developer as and when the developer shall be left no other alternative to cancel these presents.
- 4.11 That after possession so long as such flats of the owners' allocation in the said building shall not be separately assessed for the purpose of Municipal Taxes, maintenance charges, consumption of electricity and charges for supply of water shall be proportionately paid by the Owners. Such proportionate charge and maintenance shall be determined by the developer on the basis of area of such flat in the said building.

ARTICLE-V

(DEVELOPERS LIABILITY AND RESPONSIBILITY)

- 5.1 That the Developer shall take all such steps for sanctioning the building plan in the name of the Owners on the basis of power of Attorney and the Owners shall put their signature as and when it shall be required. The Developer shall have to pay sanction fees, development charge and other Charges, if any for sanction the building plan.
- 5.2 That the Developer shall construct the building at its/their cost and expenses in accordance with sanctioned building as per specification of the Kolkata Municipal Corporation annexed thereto. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties and

compounding fees for making such deviation, if any owners shall not be liable in any manner whatsoever.

- 5.3 That the developer shall have the right to have electric meter/connection either in its own name or in the name of the owners at the said premises at the cost and expenses of the Developer.
- 5.4 That the Developer is liable to complete the proposed building and handover owner's allocation as per works specification mentioned in the fourth Schedule hereunder written within 30 (Thirty) Months from the date of sanction plan of KMC unless prevented by acts of God and/or unforeseen circumstances or natural calamities delay is caused due to the circumstances, beyond control of the Developer, Obviously, the Developer shall be allowed a grace period of 06 (six) months in addition to the said 30 months for completion of the said building.
- 5.5 That the developer shall pay and bear all municipal rates and taxes, land revenue, charges for use of electricity of the said plot of land from the date of handing over vacant possession of the said premises to the Developer by the Owners till the date of delivery of possession of owner's allocation in the proposed building by the developer and after delivery of possession of owner's allocation responsibility of paying rates and taxes, land revenue, electricity, maintenance and other charges will be borne by the owners according to ratio.
- 5.6 That all dealings by the developer in respect of the construction of the building shall be either in the name of the Owners or in the name of the developer/attorney but such dealing shall not create or foster in any manner any financial, civil and/or criminal liability to the owners.

- 5.7 That the Developer/any purchaser of developer's allocation shall be entitled to enter into agreement with any Bank/Financial Institution for the purpose of obtaining loan in respect of developer's allocation only and in respect of obtaining loan and repayment the same or advance money being received from becoming purchasers entire risk and liability will devolve upon the Developer.
- 5.8 That the developer is liable to hand over a copy of sanction plan, completion plan and completion certificate issued by the Municipal Authority to the owners in due course as and when it will be had from the Municipal Authority.
- 5.9 That the developer shall has every right to construct boundary wall around the said property.

ARTICLE-VI

(RESTRICTIONS)

- 6.1 That the Developer shall use 1st class/standard quality of materials for the construction of entire building. The owners shall have the authority to inspect the construction of building in accordance with the sanctioned plan by appointing expert civil engineer of their choice at their discretion at any working day and if the Developer deviates from the sanctioned plan, all liabilities for deviation shall devolve upon the Developer. It is clearly noted that after completion of the owner's portion and upon delivery of possession of the Owner's allocated portion, the owners shall not be entitled to any disputes in respect of workmanship of the construction of the building.
- 6.2 That the Developer, during construction, shall abide by all laws, bye-laws rules and regulations of the Government, Local bodies and/or other authorities and

shall attain to answer before the appropriate authority and be responsible for any deviation or violation and/or breach of any of the said laws, bye-laws, rules and regulations.

- 6.3 That the owners shall abide by any laws, bye-laws, rules, regulations of associations/ society that may be formed by the intuitions of the Developer in the proposed building in due course.
- 6.4 That the owners shall not-
- i) Interfere with or hinder or obstruct in any manner whatsoever in the construction of the said building or any part thereof by the Developer.
 - ii) Do anything whereby the Developer is prejudicially affected.
 - iii) Throw any rubbish or store any article or combustible goods in the common area.
 - iv) Carry on any obnoxious, noisy, offensive, illegal or immoral activity in the flats.
 - v) Cause any nuisance or annoyance to the co-purchasers and/or occupants of the other portions of the said building and/or flats.
 - vi) Decorate or paint or otherwise alter the exterior wall of the said flat or common parts of the said building in any manner without consent of the Developer or association to be formed in due course.
 - vii) Obstruct in any manner the Developer's Construction in making further construction or transferring any right in or on the land, building or parking space, shops, commercial space etc. with due permission of the Municipal Authority without affecting Owner's Allocation of 50% therein.

viii) Claim any partition or sub-division of the said land or the common parts area.

6.5 That the Developer shall not-

- i) Use or permit to use of its/their respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and unlawful trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the Owners/Occupier of the building.
- ii) Do or permit to be done any act, or things which may cause void or voidable insurance of the building or any part thereof if any insurance is cause to be done.
- iii) Throw or permit to be thrown accumulation or dirt to any Owner's Part/Portions.

ARTICLE-VII

(MISCELLANEOUS)

7.1 The Developer shall be entitled to frame a scheme for the management and administration of the said building and/or common parts thereof. The developer after completing the flats in all respect shall issue written notice to the owners inviting the owners to take possession. If the owners willfully fails or neglects to take possession of his allocation in the new building, it will be treated and/or regarded that possession of the owner's allocation have been duly handed over to the owners.

7.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent registered post with ack/due at the address given herein above or though whatsapp or email and shall likewise

be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post with Ack./ Due to the office of the Developer at the address given hereinabove or through whatsapp or email.

7.3 Be it mentioned here that during the construction of the building and till the Developer's share of allocation is fully disposed of, the developer shall always remain as the Owner of the entire structural area in the proposed building as would be constructed by the Developer by its/ their costs and expenses and after handing over vacant possession of Owners' allocation, the ownership of the owners will automatically change to the extent that the owners will be the owners of structural area of their allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owners or their duly authorized attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's allocation either to the Developer or to its nominee or nominees being the intending purchaser or purchasers of flats, shops, car parking space and other spaces without taking any other or further consideration save and except the Owner's allocation either from the developer or from its nominee or nominees.

7.4 That a supplementary agreement may be executed, if required, for avoiding any minor difference/dispute between the owners and the developer with regard to allocation of space and right and interest of the either party as mentioned in these presents.

ARTICLE-VIII**(COMMON PARTS PORTIONS/FACILITIES)**

- 8.1 That common areas shall include Path, Passage, driveways, supply systems including meter room, stair, stair case landing, pump room if any, roof, service area, septic tank, over head water tank, underground water reservoir if any roof boundary wall, main gate etc. Each unit/flat owners of their nominee shall pay proportionate common expenses and maintenance charge as specified in Article – IX for his/their allocation to the flat owner's association or to the Developer, as the case may be, punctually. The developer or its/their nominee shall be liable to pay proportionately common expenses and maintenance charges for the Developer's allocation to the owner's association punctually.

ARTICLE-IX**(I.E. THE COMMON EXPENSES AND MAINTENANCE OF THE BUILDING)**

- 9.1 The expenses, maintenance, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharge arrangements, electricity supply system to all common area together with use of pump for water mentioned in the ARTICLE-VIII hereinbefore.
- 9.2 The expenses of repairing, maintaining, white washing and colour washing the main structure, outer wall and common areas.
- 9.3 The cost of cleaning and lighting the entrance of the building the passage and spaces around the building, lobby, staircase, roof and other common areas.
- 9.4 Salaries of all persons and other expenses for maintaining the said building.

- 9.5 **Municipal taxes, water taxes, revenues, insurance premium if any, and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises.**
- 9.6 **Such other expenses as may be necessary for incidental to the maintenance of the premises and the common areas and amenities.**

ARTICLE-X

(FORCE MAJEURE)

- 10.1 **The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force majeure.**
- 10.2 **Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the reasonable control of the parties.**

ARTICLE-XI

JURISDICTION

- 11.1 **Courts having jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto if and only when any difference or dispute between the parties hereto is not amicably settled by and between the parties of their own initiation.**

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 00 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kusthia, J.L. No. 14, Touzi No. 1298/2833, R.S. No. R (GD5,6), Dag No. 1325/1404, 1337, Khatian No.93, 101, 558, being Municipal Premises No. 193B, Picnic Garden Road, P.S. – Kasba, Kolkata – 700039, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation under Ward No.67, Being Assessee No. 21-067-18-0177-5, butted and bounded by:- (ZONE - KUSTHIA MORE – P. G. 3RD LANE)

ON THE NORTH : DRAIN OF MUNICIPALITY;
 ON THE SOUTH : 12 FEET COMMON PASSAGE;
 ON THE EAST : LAND OF INDUBALA BANERJEE;
 ON THE WEST : LAND OF RABINDRA KUMAR GHOSH;

SECOND SCHEDULE AS ABOVE REFERRED TO

(OWNERS ALLOCATION)

- 1 That the Owners shall be entitled to own and possess absolutely entire Portion of the First floor and 150 sq. ft. covered area in the Ground floor back side.
- 2 That the owner's allocation should be demarcated and confirmed by the developer in the supplementary agreement to be executed by and between the parties hereto after sanction of building plan.
- 3 That the Owners will be entitled to transfer or dispose of the Owners' allocation in the proposed building with the exclusive right to enter into agreement for sale and transfer the same without any disturbance right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully claiming through the Developer who shall not in any way interfere with or

disturb the quiet and peaceful possession, enjoyment and transfer in any manner of the Owner's allocation, after handing over Owner's allocation to the Owner's by way of possession letter.

- 4 The developer shall pay shifting charges @ Rs.6,000/- per month.

THIRD SCHEDULE AS ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

1. That the Developer shall be entitled remaining constructed area of the proposed building after owner's allocation i.e. remaining portion of ground floor after Owner's allocation, entire Portion of the Second floor and entire Portion of the Third floor.
2. That the developer shall have the absolute right to sell, transfer, alienate, let, mortgage, create lease and license or peaceful business and/or enjoyment of its/their portions/allocation to any person according to its/their choice together with undivided proportionate share of land along with proportionate share in common parts/portions, facilities and amenities.

FOURTH SCHEDULE AS ABOVE REFERRED TO :

(Details of fixtures, fittings, standard of materials etc)

STRUCTURE: R.C.C. Frame structure as per approved building plan.

WALL : All walls as per approved building plan. All inside walls will be coated with branded wall putty. All External Walls Will be 8" Thick and Interior Walls 3" Thick and Brick will be INO.

FLOORING AND SKIRTING: Floor Tiles/Marble with 6" Skirting.

PLASTERING : All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.

PAINTING : All internal walls cement plaster with Plaster of Paris finish. All external walls of coat finish. Synthetic primer to steel works.

DOOR : Wooden doors with commercial ply and wood frame of standard thickness.

WINDOWS: Aluminum sliding window with iron grill.

ELECTRIC WORKS: Concealed wiring and board with good quality switches. In each Bedroom-2 light points, 1 fan pt. & 1 Plug Pt. In living-dining room- one 15amp, plug point, 1 fan pt, 1 5amp. Plug pt. In Kitchen-2 Light pt 1 exhaust fan pt & 1 power pt. in Toilet-1, light pt. & 1 15amp. Plug point, 1 exhaust fan point. In veranda-1 light pt. only Water pump connected with starter switch, light in common passage and 1 light pt, at each stair landing will be provided. 1 Ac point in all bed rooms of every flat (for land owner's allocation only).

WATER SUPPLY: Water supply will be through necessary fittings from Sanitary Deep Tube Well and overhead water tank with necessary Pump fittings. All the water and sanitary works

will be done with approved quality PVC pipes and approved good quality fittings. With necessary drainage and sewerage.

TOILET:

Each Toilet with 7 feet high Glaze Tiles good quality with floor tiles/marble banded quality and white banded commode with cistern & wash basin, shower with Fittings of standard size and good quality. Each Flat Consisting of 02 Bathrooms.

KITCHEN :

Black stone slab on top platform with washing steel sink with 3'feet tiled wall above the cooking platform.

ROOF:

Net cement and roof treatment should be done.

EXTRA WORK:

The Developer will charge extra cost for any extra fittings any other extra work which is not mentioned in the Specification.

IN WITNESSES WHEREOF the parties hereto have hereunto executed these presents on the day, month and year first above written.

SIGNED & DELIVERED

By the both the "PARTIES" at

Kolkata in the Presence of: -

1. Nisha Mahabo

171/18-32. P.G.Rd

791-39.

Saraswati Mazumdar
Kalpan Mazumdar

OWNERS

2. Rajish Singh

20/1 Chetla West Rd

Kel-27

[Signature]

DEVELOPER

Drafted by me:

[Signature]

(Pranab Ray)

Advocate

Alipore Judges Court Kolkata -700 027.

EN. NO. F-658/612/2000.

MONEY RECEIPT

Received Rs.2,50,000/- [Rupees Two Lacs Fifty Thousand] only from the with named Developer on this day of execution of this agreement.

SL	NUMBER	DATE	BANK	AMOUNT
1	000011	27-02-2022	H.D.F.C	1,50,000/-
2	CASH	12-08-2022	x	1,00,000/-
			TOTAL	2,50,000/-

Handwritten signature

WITNESSES

1. Nisha Mahabo

2. Rajesh Singh

Saraswati Mazumdar
Kalyan mejunden

OWNERS



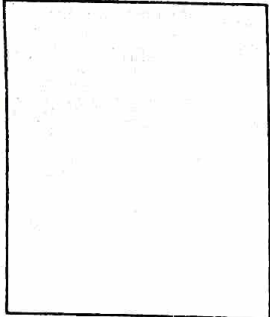
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LEFT HAND					
RIGHT HAND					

SIGNATURE Saraswati Mazumdar



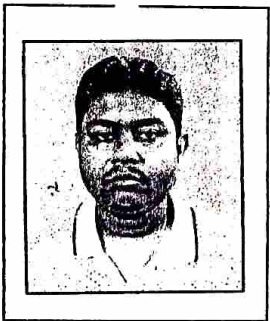
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LEFT HAND					
RIGHT HAND					

SIGNATURE Kalyan Mazumdar



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE _____



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE



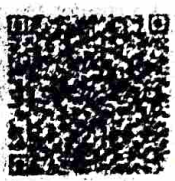
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রাজেশ সিং
Rajesh Singh

জন্মতারিখ/ DOB: 22/02/1979

পুংস / MALE



8007 9671 8019

আধার - সাধারণ মানুষের অধিকার



[Redacted] OF INDIA

ঠিকানা:
S/O হরি সিং, ২০/১, চেতলা
হাট রোড, আলিপুর এম.ও.
কলকাতা,
পশ্চিমবঙ্গ - ৭০০০২৭

Address
S/O Hari Singh, 20/1,
Chetla Hat Road,
Allpore H.O, Kolkata,
West Bengal - 700027



1800 300 1547

www.uidai.gov.in

P.O. Box No. 1947,
Kolkata-700 021



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

GRN Details

GRN: 192022230095228861
GRN Date: 10/08/2022 12:57:04
BRN : 85724680
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 10/08/2022 12:58:18
Payment Ref. No: 2002425864/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRANAB ROY
Address: 7Z/2, PICNIC GARDEN IST LANE K
Mobile: 9836382885
EMail: pranabrayadv@gmail.com
Contact No: 09836382885
Depositor Status: Advocate
Query No: 2002425864
Applicant's Name: Mr PRANAB RAY
Identification No: 2002425864/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002425864/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2002425864/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2521
			Total	22542

IN WORDS: TWENTY TWO THOUSAND FIVE HUNDRED FORTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARASWATI MAZUMDAR
RATNESWAR DAS

15/07/1969

Permanent Account Number
BGEPN7862H



Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, IITPSU
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 657

यदि यह कार्ड खोया/पुनर्प्राप्त हुआ, कृपया सूचना दें/वापस करें
आयकर पान सेवाएँ इकाई, IITPSU
प्लॉट नं. 3, सेक्टर II, CBD बेलपुर,
नवी मुंबई - 400 657

Saraswate Mazumdar

आयकर विभाग
INCOME TAX DEPARTMENT
KALYAN MAJUMDER



भारत सरकार
GOVT. OF INDIA

KAMAL MAJUMDER

15/09/1993

Permanent Account Number

CMXPM2735H

Kalyan majumder

Signature



20052014

इस कार्ड के खोने / चपे पर कृपया सूचित करें / लॉटारः
आयकर पत्र सेवा इकाई, एच एस डी एल
5 वी मॉडल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 99778,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 99778,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.com

Kalyan majumder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTPAL DAS

BABLU DAS

07/01/1988

Permanent Account Number

ADDRESS

Signature

Signature



08/06/2007

इस कार्ड या पैन - याद कर लेना सुचित करें।
अधिक विनियम पत्रों, सेएस डी कार्ड
एन-टी नॉटिस आइसएन नंबर, कलकत्ता विवरण आदि
एन.टी. नॉटिस, लांडर मार्ग, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower, /
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91 22 495 4000, Fax: 91 22 495 0664,
e-mail: tininfo@nsdl.co.in

Handwritten signature

Major Information of the Deed






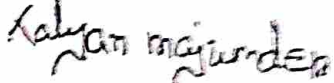
Deed No.:	I-1603-12461/2022	Date of Registration	12/08/2022
Query No./Year	1603-2002425864/2022	Office where deed is registered	
Query Date	10/08/2022 12:46:49 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRANAB RAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836382885, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
	Rs. 1,02,59,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 2,553/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) – PG 3rd Lane and Rest) , , Premises No: 193B, , Ward No: 067 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In-Rs)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha		1,02,59,999/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	0 /-	102,59,999 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SARASWATI MAZUMDER, (Alias: Mrs SARASWATI MAJUMDAR) Wife of Late KAMAL MAJUMDER Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office			
	12/08/2022	12/08/2022	LT	12/08/2022
193/B, PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx2H, Aadhaar No: 38xxxxxxxx9445, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr KALYAN MAJUMDER Son of Late KAMAL MAJUMDER Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office			
	12/08/2022	12/08/2022	LT	12/08/2022
193/B, PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CMxxxxxx5H, Aadhaar No: 90xxxxxxxx5917, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UTPAL DAS (Presentant) Son of Mr BABLU DAS Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office			
	12/08/2022	12/08/2022	LT	12/08/2022

Son of Mr BABLU DAS 12/1A/20, CHOWBAGA ROAD, BIDHAN NAGAR SOUTH, City:- , P.O:- TILJALA, P.S:-
Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4F, Aadhaar No: 50xxxxxxxx9722,
Status :Individual, Executed by: Self, Date of Execution: 12/08/2022
, Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	12/08/2022	12/08/2022	12/08/2022

Identifier Of Mrs SARASWATI MAZUMDER, Mr KALYAN MAJUMDER, Mr UTPAL DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SARASWATI MAZUMDER	Mr UTPAL DAS-2.475 Dec
2	Mr KALYAN MAJUMDER	Mr UTPAL DAS-2.475 Dec

Endorsement For Deed Number : I - 160312461 / 2022

On 12-08-2022

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) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 10:47 hrs on 12-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr UTPAL DAS, Claimant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,02,59,999/-

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

Execution is admitted on 12/08/2022 by 1. Mrs SARASWATI MAJUMDER, Alias Mrs SARASWATI MAJUMDAR, Wife of Late KAMAL MAJUMDER, 193/B, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 2. Mr KALYAN MAJUMDER, Son of Late KAMAL MAJUMDER, 193/B, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 3. Mr UTPAL DAS, Son of Mr BABLU DAS, 12/1A/20, CHOWBAGA ROAD, BIDHAN NAGAR SOUTH, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr RAJESH SINGH, , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,553/- (B = Rs 2,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2022 12:58PM with Govt. Ref. No: 192022230095228861 on 10-08-2022, Amount Rs: 2,521/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 85724680 on 10-08-2022, 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 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 794249, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2022 12:58PM with Govt. Ref. No: 192022230095228861 on 10-08-2022, Amount Rs: 20,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 85724680 on 10-08-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 437783 to 437820

being No 160312461 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.16 18:46:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/16 06:46:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)