

10/185/22

D. 10185/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 532670

11:11 AM
22/7

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

22 JUL 2022

SUPPLEMENTARY

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on the 22th day of July, 2022

Two Thousand Twenty Two (2022) A.D.

BETWEEN

PDC ASSOCIATES
 Promised
[Signature]

145888

-5 JUL 2012

No.
 Name :
 Address :
 Vendor :



I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata - 700 001



2

A.D.S.R. Behala
 22 JUL 2012
 Dist- 24 Pgs.

ASSOCIATES
 ...

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No. | I-1607-10185/2022 | Date of Registration | 22/07/2022 |
| Year | 1607-2002201213/2022 | Office where deed is registered | |
| Time | 20/07/2022 8:07:21 AM | A.D.S.R. BEHALA, District: South 24-Parganas | |
| Applicant Name, Address and other Details | Sandip Shee Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9804503994, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 1,17,83,676/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20,020/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

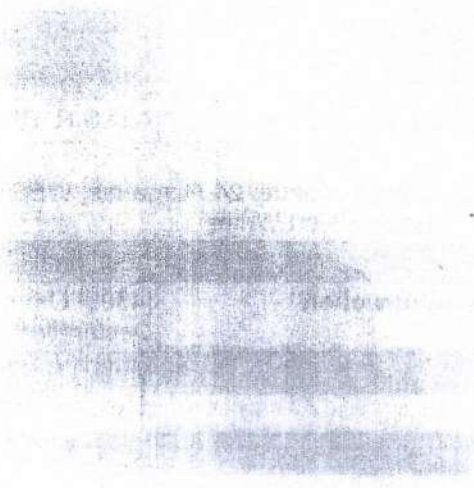
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani – Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 933, , Ward No: 121 Pin Code : 700008

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 7 Katha 8 Chatak | 1/- | 1,17,56,676/- | Property is on Road |
| Grand Total : | | | | 12.375Dec | 1 /- | 117,56,676 /- | |

Structure Details :



| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 1/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 1 /- | 27,000 /- | |


PDC ASSOCIATES
 Proprietor





PDC ASSOCIATES
Proprietor

ess, Photo, Finger print and Signature

| Name | Photo | Finger Print | Signature |
|--|---|--|---------------------------------------|
| NETAI CHARAN ROY Son of Late Bijoy Kumar Roy Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office |  22/07/2022 |  LTI 22/07/2022 | <i>Netai Charan Roy</i> 22/07/2022 |


75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxxx8K, Aadhaar No: 33xxxxxxxx0221, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022
, Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office

2

| Name | Photo | Finger Print | Signature |
|--|--|---|---------------------------------------|
| AMAL KISHORE ROY Son of Late Bijoy Kumar Roy Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office |  22/07/2022 |  LTI 22/07/2022 | <i>Amal Kishore Roy</i> 22/07/2022 |



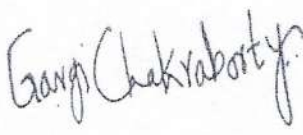
75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxxx3A, Aadhaar No: 24xxxxxxxx5333, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022
, Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office

3

| Name | Photo | Finger Print | Signature |
|--|---|--|--------------------------------|
| SOBHA RAY Wife of Gour Chandra Ray Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office |  22/07/2022 |  LTI 22/07/2022 | <i>Sobha Roy</i> 22/07/2022 |

75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxxx6D, Aadhaar No: 59xxxxxxxx2011, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022
, Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office



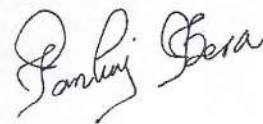


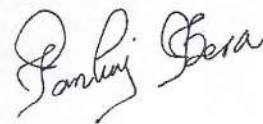


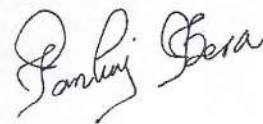
PDC ASSOCIATES
[Signature]
Proprietor

| | Photo | Finger Print | Signature |
|---|---|---|--|
| CHAKRABORTY Joydeep Admitted by: Self, Date of Admission: 22/07/2022 Admitted by: Self, Date of Admission: 22/07/2022 ,Place of Admission: Office |  |  |  |
| 22/07/2022 | LTI 22/07/2022 | 22/07/2022 | |
| 75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx7N, Aadhaar No: 75xxxxxxxx4647, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office | | | |



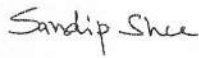
Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MS. PDC ASSOCIATES 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AMxxxxxx7H,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> PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 22 2022 11:20AM</td> <td>LTI 22/07/2022</td> <td>22/07/2022</td> <td></td> </tr> </tbody> </table> 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7H, Aadhaar No: 26xxxxxxxx5981 Status : Representative, Representative of : MS. PDC ASSOCIATES | Name | Photo | Finger Print | Signature | PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office |  |  |  | Jul 22 2022 11:20AM | LTI 22/07/2022 | 22/07/2022 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Jul 22 2022 11:20AM | LTI 22/07/2022 | 22/07/2022 | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Sandip Shee Son of M K Shee Parui Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 |  |  |  |
| 22/07/2022 | 22/07/2022 | 22/07/2022 | |
| Identifier Of NITAI CHARAN ROY, AMAL KISHORE ROY, SOBHA RAY, GARGI CHAKRABORTY, PANKAJ BERA | | | |

PDC ASSOCIATES

Proprietor

for L1

To. with area (Name-Area)

CHARAN ROY

MS. PDC ASSOCIATES-3.09375 Dec

KISHORE ROY

MS. PDC ASSOCIATES-3.09375 Dec

SOBHA RAY

MS. PDC ASSOCIATES-3.09375 Dec

GARGI CHAKRABORTY

MS. PDC ASSOCIATES-3.09375 Dec

for of property for S1

No From

To. with area (Name-Area)

1 NITAI CHARAN ROY

MS. PDC ASSOCIATES-25.00000000 Sq Ft

2 AMAL KISHORE ROY

MS. PDC ASSOCIATES-25.00000000 Sq Ft

3 SOBHA RAY

MS. PDC ASSOCIATES-25.00000000 Sq Ft

4 GARGI CHAKRABORTY

MS. PDC ASSOCIATES-25.00000000 Sq Ft

PDC ASSOCIATES



Proprietor

Market Value (WB PUVI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs

(Signature)

Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 22-07-2022

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 11:11 hrs on 22-07-2022, at the Office of the A.D.S.R. BEHALA by PANKAJ BERA ..

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

Execution is admitted on 22/07/2022 by 1. NITAI CHARAN ROY, Son of Late Bijoy Kumar Roy, 75, Raja Ram Mohan Roy Road, P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. AMAL KISHORE ROY, Son of Late Bijoy Kumar Roy, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. SOBHA RAY, Wife of Gour Chandra Ray, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. GARGI CHAKRABORTY, Wife of Mr Joydeep Chakraborty, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by Sandip Shee, , Son of M K Shee, Road: Parui Das Para Road, , P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 22-07-2022 by PANKAJ BERA,

Identified by Sandip Shee, , Son of M K Shee, Road: Parui Das Para Road, , P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2022 3:22PM with Govt. Ref. No: 192022230079319201 on 21-07-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU2752892 on 21-07-2022, Head of Account 0030-03-104-001-16

PDC ASSOCIATES
(Signature)
Proprietor

Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-,

Impressed, Serial no 532670, Amount: Rs.100/-, Date of Purchase: 05/07/2022, Vendor name: I

For Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 21-07-2022, 3:22PM with Govt. Ref. No: 192022230079319201 on 21-07-2022, Amount Rs: 19,920/-, Bank:
Bank of India (BIN0000001), Ref. No. CKU2752892 on 21-07-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

PDC ASSOCIATES

Proprietor

Registration under section 60 and Rule 69.

Book - 1
No. 1607-2022, Page from 318562 to 318588
160710185 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.07.29 13:55:48 +05:30
Reason: Digital Signing of Deed.

Asis Kumar Dutta) 2022/07/29 01:55:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

PDC ASSOCIATES

Proprietor

(This document is digitally signed.)

(1) SRI NITAI CHARAN ROY, (PAN No.AYGPR5838K), (Aadhaar No. 332801380221), (2) SRI AMAL KISHORE ROY, (PAN No.ACTPR7513A), (Aadhaar No. 249889825333), both S/o. Lt. Bijoy Kumar Roy, (3) SMT. SOBHA RAY, (PAN No.BLEPR0416D), (Aadhaar No. 593517402011), wife of Lt. Gour Chandra Ray, (4) SMT. GARGI CHAKRABORTY, (PAN No. AWGPC4577N), (Aadhaar No. 7539 23614647), W/o. Sri Joydeep Chakraborty, by occupation – Business & House wife, Nationality - Indian, by faith- Hindu, all residing at 75, Raja Ram Mohan Roy Road, P.S. Behala, P.O. Barisha, Kolkata - 700008, District 24-Parganas (South), hereinafter called and referred to as the “OWNERS” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representatives and assigns) party of the FIRST PART.

“M/S. PDC ASSOCIATES”, represented by its proprietor SRI PANKAJ BERA, (PAN No.AMVPB9257H), Aadhaar No.269980035981), Son of Muktaram Bera, by faith- Hindu, by Nationality- Indian, by occupation - Business, Presently residing at 326/10, Raja Ram Mohan Roy Road, P.O. Barisha, P.S. Behala, Kolkata-700008, District: South 24-Parganas, hereinafter called and referred to as the “DEVELOPER/ CONFIRMING PARTY” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office heirs, executors, administrators and legal representatives and assigns) party of the OTHER PART.

WHEREAS one Bijoy Kr Roy (since deceased) was the recorded owner of the property, comprised in R.S. Dag No.573, 567, 568, mentioned in the First Schedule - A, below along with different Dags & Khatians of Mouza – Mondalpara, P.S. Behala, dist. South 24 Pgs. as per revisional settlement record. The said Bijoy Kr. Roy died intestate on 21.1.1975, leaving behind his wife Mangala Roy and six sons namely Netai Chandra Roy, Kamal Kishore Roy, Amal Kishore Roy, Gour

PDC ASSOCIATES


Proprietor



✓

A.D.S.R. Behalpur

22 JUL 2022

Pgs.

Chandra Roy, Parimal Kishore Roy, Bimal Kishore Roy and three married daughters namely Tararani Patra, Shyama Routh & Anima Das amongst whom one son Bimal Kishore Roy died intestate on 20.9.1978 as a bachelor.

AND WHEREAS after the said demise of the said Bijoy Kr. Roy, the aforesaid property transferred by inheritance to his wife, daughters, sons and by institution of a partition suit No. T.S. No.129, of 2004 i.e. Netai Charan Roy versus Gour Charan Roy & others and by the order no.5, dated 4.10.2005, passed by the Ld. Lok Adalat, under the Partition suit, vide T.S. No.129 of 2004, dated 7.9.2004, the Ld. 7th Civil Judge (Sr. Div.) D. Adhikari at Alipore, south 24 parganas, was pleased to pass a final decree in Title Suit No.129 of 2004, in favour of all heirs and successors by submitting non judicial stamp of Rs.17,250/- for final disposal before the Ld. Judge Bhaskar Banerjee, Lok Adalat.

AND WHEREAS after such partition the owners namely Sri Netai Charan Roy, Sri Amal Kishore Roy and others have mutated their names said now absolute and lawful Owners by the KMC mutated being **Premises No. 146, Raja Ram Mohan Roy Road**, ward no.121, P.S. Behala, Kolkata - 700008, possessing and enjoying the said property free from all sorts of encumbrances by paying the relevant rents and taxes to the appropriate authority concerned having unfettered right, title and interest thereto free from all sorts of encumbrances, liens, lispendeses and attachments whatsoever.

AND WHEREAS the Owners became the absolute and lawful joint owners of ALL THAT piece or parcel of bastu land in the said premises measuring **7 Cottahs 8 Chittak** more or less at Mouza – Mondalpara, J.L. No.106, Touzi no.80, R.S. No.190, parganas- Magura, part of R.S. & L.R. Dag No. 567, 568, 573, under R.S. Khatian No. 26, P.S. Behala, mutated their names before the Kolkata Municipal Corporation (S.S. Unit) at **Premises No. 146, Raja Ram Mohan Roy Road**, ward no.121, P.S. Behala, Kolkata - 700008.


PDC ASSOCIATES

Proprietor

AND WHEREAS by the afore said manner said **SRI NITAI CHARAN ROY, SRI AMAL KISHORE ROY, SMT. SOBHA ROY, SMT. GARGI CHAKRABORTY** become the absolute joint owners of the said premises presently under the possession and occupation of the said OWNERS, their decided agreed to Develop and construct **G+IV-storied** building their execute a Joint Venture Agreement, registered in the office of the **A.D.S.R. Behala**, recorded in Book No.I, Volume No.1607-2017, being **No.5940**, dt.23.06.2017, to the said property as a attorney and development rights and appurtenances thereto represented to her through her law full constitute attorney namely **SRI PANKAJ BERA**.

AND WHEREAS as such lawful joint Owners said **SRI NITAI CHARAN ROY, SRI AMAL KISHORE ROY, SMT. SOBHA ROY, SMT. GARGI CHAKRABORTY** got a property their names mutated in the assessment records of the Kolkata Municipal Corporation and constructed a temporary residential structure (R.T. shed) into and over the said plot of land or part thereof which property separately assessed, that the hon'ble Assessor Collector physical inspection agreed and recommended to actual premises no issued a known and numbered as **Premises No. 933, Raja Ram Mohan Roy Road, ward no.121, Assessee No.41-121-14-3818-0, P.S. Behala, Kolkata - 700008**. That at present physically obtain/ hold/ possessing and enjoying the said property and pay assusal rent & taxes.

AND WHEREAS said **SRI NITAI CHARAN ROY, SRI AMAL KISHORE ROY, SMT. SOBHA ROY, SMT. GARGI CHAKRABORTY** and other again decided to implement their said desire to the developing the said premises & said property by construction of new building for residential Flats use and for that purpose the **First Part** entered into this Agreement with the DEVELOPER of the OTHER PART named "**M/S. PDC ASSOCIATES**", represented by its proprietor **SRI PANKAJ BERA**, Son of Sri Muktaram Bera, residing at 326/10, Raja Ram Mohan Roy Road, P.S. Behala,

PDC ASSOCIATES

Proprietor

Kolkata- 700008, who has offered to develop the "said premises" at their own costs, expenses, risks and consequences and on such terms and conditions as are mentioned herein after consequences and on such terms and conditions as are mentioned hereinafter.

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

DEFINITIONS

In these presents unless there is anything repugnant to or inconsistent with.

- A. **OWNERS** : shall mean (1) **SRI NITAI CHARAN ROY**, (2) **SRI AMAL KISHORE ROY**, both S/o. Lt. Bijoy Kumar Roy, (3) **SMT. SOBHA ROY**, wife of Lt. Gour Chandra Roy, (4) **SMT. GARGI CHAKRABORTY**, W/o. Sri Joydeep Chakraborty, by occupation - Business, Nationality - Indian, by faith- Hindu, all residing at 75, Raja Ram Mohan Roy Road, P.S. Behala, P.O. Barisha, Kolkata - 700008, which include his heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- B. **DEVELOPER** : shall mean "**M/S. PDC ASSOCIATES**", represented by its proprietor **SRI PANKAJ BERA**, Son of Sri Muktaram Bera, by faith- Hindu, by Nationality- Indian, by occupation- Business, Presently residing at 326/10, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata- 700008, which includes its successors-in-office.
- C. **PROPERTY** : shall mean **ALL THAT** piece or parcel of bastu land measuring **7 Cottahs 8 Chittak** more or less Mouza – Mondalpara, J.L. No.106, Touzi no. 80, R.S. No. 190, parganas - Magura, part of R.S. & L.R. Dag No.567, 568, 573, under R.S. Khatian no. 26, P.S. Behala, mutated their names before the Kolkata Municipal Corporation (S.S. Unit) at **Premises No. 933, Raja Ram Mohan Roy Road, ward no.121, Assessee No.41-121-14-**

PDC ASSOCIATES

Proprietor

3818-0, P.S. Behala, Kolkata - 700008, Additional District Sub Registry Office at Behala, District South 24-Parganas, morefully described in the **SCHEDULE- 'A'** hereunder written.

- D. **BUILDING** : shall mean the proposed **G + IV storied** building to be constructed on the said property according to the drawings, plans and specifications to be sanctioned by the K.M.C. and constructed in conformity with the details of specification given hereunder.
- E. **OWNER'S ALLOCATION** :- Owners shall get **45% share of Owner No.1)** shall get S.B.A. 700 sft., Flat No.2A & 2B, of the North-East side & North-West Side, **Owner No.2)** shall get S.B.A. 700 sft., Flat No.3A & 4B, of the North-West side & North-East side, **Owner No.3 & 4)** shall get S.B.A. 700 sft., Flat No. 3B & 4A, of the North-West side & North-East side, **AND Owner No.2 & 4)** shall get S.B.A. 100 sft., 2 nos of Shop Room, of the South facing, **Owner No.1)** shall get S.B.A. 100 sft., 1 no of Shop Room, of the East facing AND 3 nos of Car parking Space by the developer herein of the said building as decided by the both parties of the said building as per K.M.C. sanctioned Building Plan after vacant possession together with proportionate share of land and common areas, facilities and amenities including the open spaces and premises as per sanction building plan to be sanctioned by the K.M.C authority. said Owner's allocation has been more fully described in the **SCHEDULE- 'B'** hereunder written.
- F. **DEVELOPER'S ALLOCATION** : The Developer shall get remaining portion of 55% of the total F.A.R. constructed area. Accept **First Floor**, remaining **Second, Third & Fourth floor AND Shop Room, AND Car Parking space** exclusively for Developer, at the time of execution after completion before of the owners possession of the said proposed **G+IV storied** building/ buildings at said Premises within limit of Kolkata Municipal Corporation, as per sanction

PDC ASSOCIATES
Proprietor

building plan to be sanctioned by the K.M.C and the said Developer's Allocation, as per Developer allocation has been more fully described in the **SCHEDULE - 'C'** hereunder written.

- G. **DEMOLITION AND DEBRIS** : The Developer shall at their risk and responsibility shall demolish the existing Building and cleared the entire portion by erecting Boundary Wall in all sides at his own cost. The value of the Debris shall belong to the Developer.
- H. **ARCHITECT** : shall mean such person or firm who shall be appointed by the Developer in consultation with the consent and approval of the Owners for designing and planning the building on the said property.
- I. **BUILDING PLAN** shall mean and include drawings, plans and specifications for the construction of the said building duly sanctioned by the K.M.C. and shall include renewal or amendment thereto and/or modification thereof made or caused by the Developer after approval and duly signed by the Owners / their authorized representatives/ attorneys or other Government Authority. The Developer shall bear the costs and expenses for the purposes.
- J. **COMMON AREAS, FACILITIES AND AMENITIES** shall mean the common space like stairs, passage, landings, water pump with tank, sewerage, septic tank, outside wall of the building, boundary wall, roof, lift etc.
- K. **TRANSFERABLE SPACE** shall mean the space in the new building available for common facilities and the space required thereof after providing the Owner's Allocation in the manner hereinafter provided.
- L. **TRANSFER** shall mean transfer as defined in transfer of property ACT, 1982.
- M. **TRANSFeree** shall mean the Purchaser being a person, firm, limited company, association of persons to whom any space in the building to be transferred.

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Proprietor

- N. UNIT shall mean the residential flat/ apartment/ Shop/ Garage/ Semi Commercial Space in the new building.
- O. CAR PARKING SPACE shall mean the area allotted /demarcated space for parking cars within the premises.

OWNERS' RIGHTS & OBLIGATIONS

- 2.1 The Owners would have to vacate possession of the said property to the Developer within 30 (Thirty) days from the date of sanction of the building plan by the K.M.C.
- 2.2 The Owners hereby give license and permissions to the Developer to enter upon the land with full right and authority with men and materials to commence, carry on and complete the development and construction thereon the multi-storied building in accordance with the particulars given hereunder.
- 2.3 The Owners agrees and shall sign and execute from time to time all deeds, papers, documents, plans, applications for the development of the said building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the Developer. After Power of Attorney all the Signature Should be done by the developer in favour of the owners.
- 2.4 The Owners shall be kept fully indemnified by the Developer against and all losses, damages, costs, charges, expenses, claims or proceedings relating to the development of the said land thereof, arising out of any act or omission of the developer or for violation of any claims, rules and regulations or due to accident or mishap, fire, death or injury to any worker or person who is engaged in the construction site or arising from any other way whatsoever And all the responsibilities shall lie with the developer.

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- 2.5 The said development work and construction of the multi-storied building and handing over the possession of the Owner's allocation in the proposed building should be completed within **24 (Twenty Four) months** from the date of sanctioning the building plan by the K.M.C. or handing over the vacant possession by the owners, whichever is later with a grace period of 6 (six) months.
- 2.6 The owners shall not object to any construction or laying of sewage, drainage, water pipes, cables or other provisions made in accordance with the law and in accordance with sanctioned plan and scheme of construction of the said multi-storied building.
- 2.7 The Owners shall not in any manner encumber, sell, mortgage, transfer, lease or let out or otherwise deal with the property during the period of this agreement.

DEVELOPER'S RIGHT AND OBLIGATIONS

- 3.1 The Developer hereby agrees and undertakes to obtain necessary sanctions and permission for constructing a multi-storied building on the said premises after demolishing the existing structures after complying all statutory provisions in relation to such development and construction work .All the expenses for the purpose shall be incurred by the Developer.
- 3.3 The Developer shall after demolishing the existing structures, construct a multi-storied building in accordance with the plan to be sanctioned by the K.M.C and according to the specification and particulars given hereunder and the debris of the same will be the property of the developer and the same shall be deal by the developer at its discretion.
- 3.4 On and from the date of execution of Development Agreement the Developer shall pay and discharge' all taxes, outgoings, rates, and all other levies by the

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Proprietor

K.M.C or public Body or any other authority in relation to the said premises till the date of handing over the owners allocation. The Developer shall also pay all the electricity charges from the date of taking vacant possession of the said property.

- 3.5 The said development work and construction of the multi storied building should be carried out under the direct supervision and in the presence of the developer and the developer's presence at the site of construction is a condition of this agreement. However for the purpose of the said development and construction, the Developer may take the assistance of architects, building contractors and others but the work should be carried out under the direct physical supervision of the Developer or his duly authorized person or persons.
- 3.6 After demolishing the existing structures, the doors, windows and other materials or articles in relation to the demolished structures will be the property of the Developer and the Owners shall not claim or demand any sort of right or ownership therein.
- 3.7 The Developer can use the existing meter connection and water connection if any in the said premises for the said project.
- 3.8 The Developer shall on completion of the construction of the said multi -storied building in all respect give notice to the Owner's in writing to take possession of the Owner's allocation failing which it will be assumed that the physical possession is taken by the Owners.
- 3.9 All the original Documents relating to the said property including the title deeds shall be handed over by the owner to the developer at the time of execution of these present on accountable receipt.
- 3.10 All disputes and differences by and between the Parties hereto in any way touching this Agreement or relating hereto or arising out here from shall be

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referred by the Parties to the arbitration of such person or persons as be mutually decided by the Parties. The seat of arbitration shall be at Kolkata. The Arbitrator/ Arbitrators so appointed shall be entitled to give interim awards/ directions and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with all modifications thereof made from time to time. The awards/directions of the Arbitrator/ Arbitrators shall be final and binding.

FORCE MAJURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the force majeure that is flood, tempest, riot, earthquake, severe natural calamities, strike or other act or commission beyond the control of the parties hereto.

SCHEDULE OF LAND 'A' ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece or parcel of bastu land measuring **7 Cottahs 8 Chittak** more or less Mouza – Mondalpara, J.L. No.106, Touzi no. 80, R.S. No. 190, parganas - Magura, part of R.S. & L.R. Dag No.567, 568, 573, under R.S. Khatian no. 26, P.S. Behala, mutated their names before the Kolkata Municipal Corporation (S.S. Unit) at **Premises No. 933, Raja Ram Mohan Roy Road, (LOCATION : J. L. Sarani to Netaji Sarak Crossing Premises Located on Raja Ram Mohan Roy Road),** ward no.121, Assessée No.41-121-14-3818-0, P.S. Behala, Kolkata - 700008, at present Additional District Sub Registry Office at Behala at Alipore, District of South 24 Parganas. It is butted and bounded as follow:-

ON THE NORTH : Land of Parimal Kishore Roy ;

ON THE SOUTH : Raja Ram Mohan Roy Road ;



ON THE EAST : House of Amal Kishore Roy ;
ON THE WEST : House of Shyamapada Nayak ;

SCHEDULE 'B' ABOVE REFERRED TO

(Owner's Allocation)

Owners shall get 45% share of (Owner No. 1) shall get S.B.A. 700 sft., Flat No.2A & 2B, of the North-East side & North-West Side, (Owner No. 2) shall get S.B.A. 700 sft., Flat No.3A & 4B, of the North-West side & North-East side, (Owner No. 3 & 4) shall get S.B.A. 700 sft., Flat No.3B & 4A, of the North-West side & North-East side, **AND** (Owner No. 2 & 4) shall get S.B.A. 100 sft., 2 nos of Shop Room, of the South facing, (Owner No. 1) shall get S.B.A. 100 sft., 1 no of Shop Room, of the East facing **AND** 3 nos of Car parking Space by the developer herein of the said building as decided by the both parties of the said building as per K.M.C. sanctioned Building Plan after vacant possession together with proportionate share of land and common areas, facilities and amenities including the open spaces and premises as per sanction building plan to be sanctioned by the K.M.C authority.

That the above allocation shall be effective only after registration of a Partition Deed among the Owners.

SCHEDULE 'C' ABOVE REFERRED TO

(Developer's Allocation)

The Developer shall get remaining portion of 55% of the total **F.A.R.** constructed area. Accept total **First Floor**, remaining **Second, Third & Fourth floor** **AND Shop Room AND Car Parking space** by the Developer excluding the Owner's allocation together with **40% Roof Right** exclusively for Developer, at the time of execution after completion before of the owners possession of the said proposed **G+IV Storied** building/ buildings at said Premises within limit of Kolkata Municipal Corporation, as per sanction building plan to be sanctioned by the K.M.C and the said Developer's Allocation.

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[Signature]
Proprietor

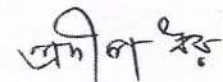
IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED AND DELIVERED

by the Principals in the presence of

WITNESSES:-


1. Sandip Shree
Rani Das Gosa Road
KOL - 61

2. 
208/31, বঙ্গবাজার
কলকাতা-৬

✓ Metai Charan Roy
✓ Amal Kishore Roy
✓ Sobha Roy
✓ Gargi Chakraborty

.....
Sig. of the OWNERS

PDC ASSOCIATES


Proprietor
.....
Sig. of the DEVELOPER

Drafted by :-


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.- WB/298/82

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Proprietor

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name NITAI CHANDAN ROY
 Signature Netai Chandan Roy



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name AMAL KISHORE ROY
 Signature Amal Kishore Roy



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name SOBHA ROY
 Signature Sobha Roy



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name GARGI CHAKRABORTY
 Signature Gargi Chakraborty



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name PANKAJ BERA
 Signature Pankaj Bera

PBC ASSOCIATES

 Proprietor



~

A.D.S.R Behala

22 JUL 2022

Pgs.

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Proprietor

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

ails

GRN No: 192022230079319201 **Payment Mode:** Online Payment
BRN Date: 21/07/2022 15:21:08 **Bank/Gateway:** State Bank of India
BRN : CKU2752892 **BRN Date:** 21/07/2022 15:22:18
Payment Status: Successful **Payment Ref. No:** 2002201213/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Pankaj Bera
Address: 64/1, Biren Roy Road Kol 8
Mobile: 9051261899
Depositor Status: Attorney of Executant
Query No: 2002201213
Applicant's Name: Mr Sandip Shee
Identification No: 2002201213/4/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|--------------|
| 1 | 2002201213/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 19920 |
| 2 | 2002201213/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| Total | | | | 19941 |

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

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Proprietor



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

| | | |
|--|--|--|
| Query No / Year | 2002201213/2022 | Office where deed will be registered |
| Query Date | 20/07/2022 8:07:21 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | Sandip Shee Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9804503994, Status :Deed Writer | |
| Transaction | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Declaration [No of Declaration : 2] | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 1,17,83,676/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 20,020/- (Article:48(g)) | Rs. 21/- (Article:E, E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani – Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 933, , Ward No: 121, Pin Code : 700008

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|-----|------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | | 7 Katha 8 Chatak | 1/- | 1,17,56,676/- | Property is on Road |
| Grand Total : | | | | | 12.375Dec | 1/- | 117,56,676 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 1/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 1/- | 27,000 /- | |



Query No: 2002201213 of 2022, Printed On : Jul 20 2022 8:07AM, Generated from wbregistration.gov.in



| | Name & address | Status | Execution Admission Details : |
|---|---|------------|--|
| | <p>RAN ROY Wife of Late Bijoy Kumar Roy,75, Raja Ram Mohan Roy Road, P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYxxxxxx8K, Aadhaar No.: 33xxxxxxxx0221, Status :Individual, Executed by: Self To be Admitted by: Self</p> | Individual | Executed by: Self To be Admitted by: Self |
| 2 | <p>AMAL KISHORE ROY Son of Late Bijoy Kumar Roy,75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx3A, Aadhaar No.: 24xxxxxxxx5333, Status :Individual, Executed by: Self To be Admitted by: Self</p> | Individual | Executed by: Self To be Admitted by: Self |
| 3 | <p>SOBHA RAY Wife of Gour Chandra Ray,75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BLxxxxxx6D, Aadhaar No.: 59xxxxxxxx2011, Status :Individual, Executed by: Self To be Admitted by: Self</p> | Individual | Executed by: Self To be Admitted by: Self |
| 4 | <p>GARGI CHAKRABORTY Wife of Mr Joydeep Chakraborty,75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWxxxxxx7N, Aadhaar No.: 75xxxxxxxx4647, Status :Individual, Executed by: Self To be Admitted by: Self</p> | Individual | Executed by: Self To be Admitted by: Self |

Developer Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | <p>MS. PDC ASSOCIATES (Sole Proprietorship) ,326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. AMxxxxxx7H, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative</p> | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|---|--------------------|
| 1 | <p>PANKAJ BERA Son of Muktar Bera 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx7H, Aadhaar No.: 26xxxxxxxx5981</p> | MS. PDC ASSOCIATES |



PDC ASSOCIATES
Pankaj Bera
Proprietor

Name & address

Address: Mohan Roy Road, City:-, P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:-
 Gender: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of NITAI CHARAN ROY, AMAL ROY, SOBHA RAY, GARGI CHAKRABORTY, PANKAJ BERA

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--------------------------------|
| 1 | NITAI CHARAN ROY | MS. PDC ASSOCIATES-3.09375 Dec |
| 2 | AMAL KISHORE ROY | MS. PDC ASSOCIATES-3.09375 Dec |
| 3 | SOBHA RAY | MS. PDC ASSOCIATES-3.09375 Dec |
| 4 | GARGI CHAKRABORTY | MS. PDC ASSOCIATES-3.09375 Dec |

Transfer of property for S1

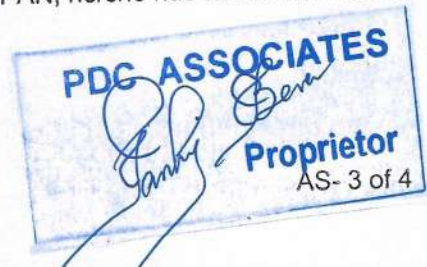
| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|-----------------------------|
| 1 | NITAI CHARAN ROY | MS. PDC ASSOCIATES-25 Sq Ft |
| 2 | AMAL KISHORE ROY | MS. PDC ASSOCIATES-25 Sq Ft |
| 3 | SOBHA RAY | MS. PDC ASSOCIATES-25 Sq Ft |
| 4 | GARGI CHAKRABORTY | MS. PDC ASSOCIATES-25 Sq Ft |

Owner and Land or Building Details as received from KMC :

| Sc. No. | Property Identification by KMC | Registered Deed Details | Owner Details of Property | Land or Building Details |
|---------|--|--|---|---|
| L1 | Assessment No. : 411211438180 Premises No. : 933 Ward No. : 121 Street Name : RAJA RAM MOHAN ROY ROAD | Reference Deed No. : I-2743 Date of Registration. : Jun 10, 1974 Office Where Registered : DRALIPORE | Owner Name : NETAI CH. ROY,AMAL KISHORE ROY , SMT SOBHA RAY,SMT GARGI CHAKRABORTY Owner Address : 75,BIREN ROY ROAD (EAST) , KOLKATA Pin No. : 700008 | Character of Premises: Vacant Land Total Area of Land: 07 Cottah, 08 Chatak, |

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 19-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-08-2022)
- Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



pees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the under transaction situates in Municipality/Municipal Corporation/Notified Area.
on fees are also collected if stamp duty and registration fees are paid electronically i.e. through PS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned LLRO office.

This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002201213 of 2022, Printed On : Jul 20 2022 8:07AM, Generated from wbregistration.gov.in

PDG ASSOCIATES
[Signature]
Proprietor