

29/5/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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সংসদে উপস্থাপিত এবং সংসদে গৃহীত।
 সংসদে উপস্থাপিত এবং সংসদে গৃহীত।
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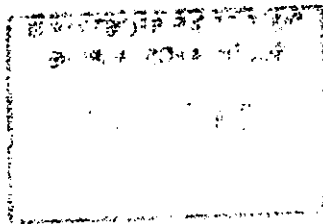
District Sub-Register-III
 Alipore, South 24-parganas

AGREEMENT FOR DEVELOPMENT

24 FEB 2023

THIS AGREEMENT FOR DEVELOPMENT is made on this 24th day of
 February 2023 (Two Thousand and Twenty Three).

BETWEEN



P.T.O.

29/2/23
 e-2/190905

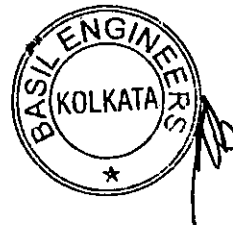
SMT. SANTA CHATTERJEE alias SANTA CHATTOPADHYAY, (PAN-AIOPC2305C) (Aadhaar No 9649 5498 3942), wife of Sri Deepak Kumar Chatterji, by religion Hindu, by occupation- Housewife, by nationality- Indian, residing at **16A, Kabi Bharati Sarani, Police Station- Tollygunge, Kolkata- 700029, District-24 Parganas (South), hereinafter called and referred to as **CO-OWNER NO. 1** (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include her heirs, successors, successors in interest, executors, administrators, legal representatives and/or assigns) of the **FIRST PART** and **SRI. NIRENDRANATH MUKHOPADHYAY alias NIREN MUKHERJEE, (PAN-DBMPM9301L) son of Late Manindra Nath Mukhopadhyay, by religion- Hindu, by occupation- Retired, an **Overseas Citizen of India (OCI No. A2337843)** having German Passport No. **C9J6LM5FN** a resident of **16A, Kabi Bharati Sarani, Police Station- Tollygunge, Kolkata- 700029, District- 24 Parganas (South)** and presently residing at **Dornachrr Str. 34, 72124 Pliezhausen, Germany** hereinafter called and referred to as **CO-OWNER NO. 2** (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, successors, successors in interest, executors, administrators, legal representatives and/or assigns) and being represented by his lawful constituted Attorney **SALMA SULTANA** (Voter ID Card No. **UAA1485366**), (PAN-GLHPS6155L), (AADHAAR **6650 7162 2335**), daughter of Sekh Abul Basar Sarkar alias Sk Abul Basar Sarkar of **43C, Bibhuti Bhushan Bandopadhyay Sarani, P.S.- Karaya, Pin Code- 700019, West Bengal, India** by virtue of a **Special Power of Attorney** executed on **28.09.2021** at **Pliezhausen, Germany** of the **SECOND PART** and **SMT. SANDHYA BANERJEE** (PAN-****

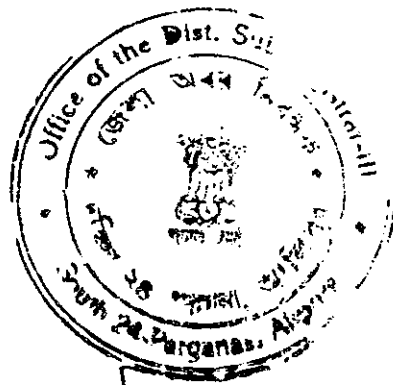




DISTRICT SUB REGISTRAR III
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AEAPB1030M), (AADHAAR NO. 8345 7175 9728), wife of Shri Goutam Banerjee, by religion Hindu, by occupation-Housewife, by Nationality- Indian, resident of 18/1B, Purna Chandra Mitra Lane, Police Station- Charu Market, Kolkata- 700033 hereinafter called and referred to as CO-OWNER NO. 3 (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include her heirs, successors, successors in interest, executors, administrators, legal representatives and/or assigns) of the THIRD PART and SRI. ABHIJIT BHATTACHARJEE, (PAN-AEHPB1591C), (AADHAAR NO. 8901 1930 0385), son of Late Biswanath Bhattacharjee, by religion Hindu, by occupation-Service, by nationality-Indian, resident of 40, Bank Colony, 1st Floor, Dhakuria, Police Station- Lake, Kolkata- 700031, District- 24 Parganas (South) and SMT. ANINDITA BANERJEE, (PAN-AFXPB6925R), (AADHAAR NO. 3766 3750 9482), wife of Sri Kushal Banerjee, by religion Hindu, by occupation-Housewife, by nationality-Indian, resident of 5, Ramani Chatterjee Road, Police Station-Gariahat, Kolkata-700029, District-24 Parganas (South) both being the only legal heirs of LATE BISWANATH BHATTACHARJEE and jointly hereinafter called and referred to as CO-OWNER NO. 4 (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, successors, successors in interest, executors, administrators, legal representatives and/or assigns) of the FOURTH PART and the PARTIES OF THE FIRST, SECOND, THIRD AND FOURTH PART hereinafter collectively and jointly called and referred to as the "OWNERS" AND collectively forming "ONE PART".



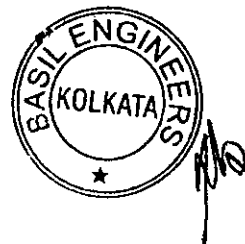


DISTRICT SUP REGISTRAR
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AND

M/S. BASIL ENGINEERS, a proprietorship concern having its registered office at **43C, Bibhuti Bhusan Bandopadhyay Sarani, Police Station- Karaya, Kolkata- 700019, District- 24 Parganas (South)**, represented by its proprietor namely **ABUL BASAR SARKAR** alias **SEKH ABUL BASAR SARKAR (PAN-ALFPS9932B), (AADHAAR NO. 3841 2575 9002)** son of Late Ahmed Sarif Sarkar, by faith- Islam, by occupation- Business, by nationality- Indian, residing at **43C, Bibhuti Bhusan Bandopadhyay Sarani, Police Station- Karaya, Kolkata- 700019, District- 24 Parganas (South)**, hereinafter called and referred to as the "DEVELOPER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successor in office and assignees) of the "OTHER PART".

WHEREAS, one Sikhar Basini Debi, since deceased, wife of Late Keshab Chandra Bandyopadhyay, was the owner of the land measuring about 4 Cottahs 12 Chittaks together with two storied building erected thereon under the **Scheme 15B of Calcutta Improvement Trust** being **Plot No. 99, under Dihi Panchannagram, 6 Division, R Sub division, under Holding No. 70**, which subsequently became within the limits of **Kolkata Municipal Corporation, under Ward No. 87**, being previously known and numbered as **Municipal Premises No. 16 Lake Road, Police Station- Tollygunge, Kolkata- 700029**.



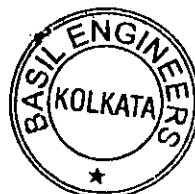


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AND WHEREAS, said Sikhar Basini Devi while enjoying and possessing the aforementioned premises as absolute owner thereof died testate on **18.12.1966** leaving a **WILL** bequeathing her aforesaid property in the manner as spelt out therein and the said **WILL** was duly registered at the **office of Sub- Registrar, Alipore** and recorded therein in **Book No. III, Volume No. 9, Pages 87 to 93, Being No. 137, for the Year 1966.**

AND WHEREAS, by virtue of the said **WILL**, said Sikhar Basini Devi bequeathed the land into two parts, one part of land, on the northern portion, measuring about 2 Cottahs 4 Chittaks 0 sq.ft. together with the half share of two storied building on the Northern portion of Premises No. 16, Lake Road, Police Station- Tollygunge, Kolkata- 700029 in favour of Meghmala Devi. Similarly by virtue of the said **WILL**, said Sikhar Basini Devi bequeathed the Second Part of land, at Southern portion, measuring about 2 Cottahs 5 Chittacks 0 sq.ft. together with the half share of two storied building on the southern portion of Premises No. 16, Lake Road, Police Station- Tollygunge, Kolkata- 700029 in favour of Santi Rani Devi. In the said **WILL** a common passage was provided leading from South to North measuring about 3 Chittacks 44 sq.ft. at the Western side of Premises No. 16, Lake Road, Police Station- Tollygunge, Kolkata- 700029 for exercising easement right by aforesaid beneficiaries of the said **WILL** and they had common right over the said passage.

AND WHEREAS, subsequently after the demise of Said Sikhar Basini Devi, the Learned District Delegate, at Alipore granted the **probate** of the said **WILL dated 18.12.1966** in respect of her estate in connection



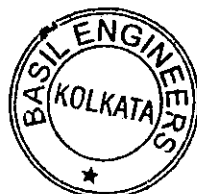


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with **Act 39 Case no 57 of 1977**. After Grant of the Probate of the said **WILL**, Meghmala Devi and Santi Rani Devi became the owners of the respective portions of the property at Premises No. 16 Lake Road, Police Station- Tollygunge, Kolkata- 700029 by operation of the said **WILL**.

AND WHEREAS, said Meghmala Devi, since deceased, during her life time executed a **WILL** on **09.03.1993**, whereby she bequeathed her aforesaid property in favour of her youngest daughter **Santa Chattopadhyay (Co-Owner No. 1)** and youngest son **Nirendra Nath Mukhopadhyay (Co-Owner No. 2)**, the party of the **ONE PART** herein above and she bequeathed her other property to her other son and daughter. In the said will said Meghmala Devi appointed her husband namely Manindra Nath Mukhopadhyay and her son in law namely Deepak Kumar Chatterji as **Executors** of the said **WILL**.

AND WHEREAS, after the demise of said Meghmala Devi, her son in law namely Deepak Kumar Chatterji as one of the executors of the said **WILL** dated **09.03.1993** obtained the **probate** of the same in connection with **original Suit no 3 of 2004**, passed by the **Ld. 7th Court of Additional District Judge**, at **Alipore**. Therefore, by operation of the said **WILL**, **Santa Chattopadhyay (Co-Owner No.1)** and **Nirendra Nath Mukhopadhyay (Co-Owner No.2)**, the party of the **ONE PART** hereinabove, became the joint owners of the land measuring about 2 cottahs 4 chittacks 0 sq.ft. Covering Northern portion of the two storied building with a easement right to use and enjoy the common passage measuring about 3 chittaks 44 sq.ft. and the said northern portion of the property had been known and numbered as **Premises No. 16A, Lake Road, Police Station-**





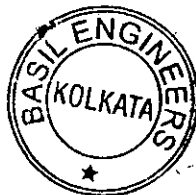
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Tollygunge, Kolkata- 700029, by **Kolkata Municipal Corporation**, which is also more fully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS, said Santi Rani Devi while enjoying and possessing the said land measuring about 2 Cottahs 5 Chittaks 0 sq.ft. Covering the southern portion of the two storied building as absolute owner thereof, with a easement right to use and enjoy the common passage measuring about 3 Chittaks 44 sq.ft. mutated her name with the record of then Calcutta Municipal corporation and the same was known and numbered as municipal **Premises No. 16B Lake Road , Police Station- Tollygunge, Kolkata- 700029**.

AND WHEREAS, subsequently said Santi Rani Devi sold and transferred the land measuring about 2 Cottahs 5 Chittacks 0 sq.ft. covering the southern portion of the two storied building with a easement right to use and enjoy the common passage being previously known as **Premises No. 16B Lake Road, Police Station Tollygunge, Kolkata- 700029** to **Smt Sandhya Banerjee, CO-OWNER NO. 3** the Party of the **ONE PART** herein, for the consideration as mentioned therein by a **Deed of Conveyance** dated **12.03.1992** which was duly registered at the **office of Additional District Sub Registrar, Alipore, South 24 Parganas** and recorded in **Book no I , Volume no 20, Pages from 69 to 82, Being No. 804 for the Year 1992**.

AND WHEREAS, after becoming the owner of the aforesaid property, said **Sandhya Banerjee, CO-OWNER NO. 3** the Party of the **ONE PART** herein, constructed a floor on the roof of the building as per sanction of



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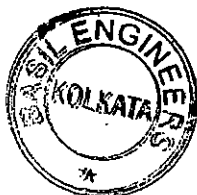


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Kolkata Municipal Corporation at the then Premises No. 16B, Lake Road, Police Station- Tollygunge, Kolkata- 700029 out of her own financial resources and sold, transferred the ground floor of the said premises with two asbestos shed rooms together with undivided proportionate share of the land of the said premises i.e Premises No. 16B Lake Road, Police Station- Tollygunge, Kolkata- 700029 to Sri Biswanath Bhattacharjee, (now deceased) father of CO-OWNER NO. 4 Abhijit Bhattacharjee and Anindita Banerjee (the party of the ONE PART herein), for the consideration as mentioned therein by a Deed of Conveyance dated 14.03.2001 which was duly registered at the office of Additional District Sub Registrar, Alipore, South 24 Parganas and recorded in Book no I, Volume no 64, Pages from 111 to 140, Being No. 00975 for the Year 2003, which is also morefully described in the **SECOND SCHEDULE** hereunder written.

AND WHEREAS, the CO-OWNER NO. 3, Sandhya Banerjee after such sale became the owner of the entire First Floor along with asbestos shade at Second Floor with undivided proportionate share of the land of the Premises No. 16B, Lake Road, Police Station Tollygunge, Kolkata- 700029, which is also more fully described in the **THIRD SCHEDULE** hereunder written.

AND WHEREAS, thus the party of the **FIRST PART** and **SECOND PART** namely Santa Chattopadhyay, CO-OWNER NO. 1 and Nirendra Nath Mukhopadhyay, CO-OWNER NO. 2 became the joint owners of the Premises No. 16A, Lake Road, Police Station-Tollygunge, Kolkata- 700029 which was subsequently known as Premises No. 16A, Kavi Bharati Sarani Kolkata 700029. Similarly the party of the



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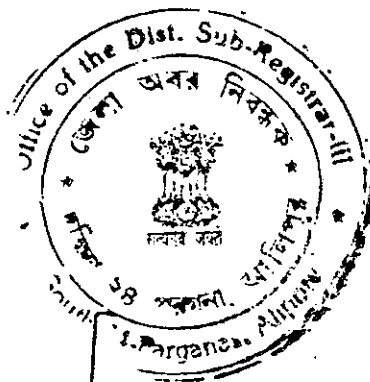


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THIRD PART and **FOURTH PART** namely **Sandhya Banerjee, CO-OWNER NO. 3** and **Sri Biswanath Bhattacharjee** since deceased) became the owners having joint ownership in respect of premises no **16B, Lake Road, Police Station- Tollygunge, Kolkata 700029** which was subsequently known as **16B Kavi Bharati Sarani, Kolkata 700029**.

AND WHEREAS, CO-OWNER NO. 1 and **CO-OWNER NO. 2** the parties of the **ONE PART** herein were interested to develop their premises by constructing a multi storied building thereon but due to paucity of financial resources, they were not in a position to implement their desire. Meanwhile **CO-OWNER NO. 1** and **CO-OWNER NO. 2** the parties of the **FIRST PART** herein were aquatinted with **Mr. Abul Basar Sarkar alias Sk. Abul Basar Sarkar**, the proprietor of **M/s Basil Engineers**, who happens to be the **Developer** and said **Developer** expressed his eagerness to undertake the development of the said at his financial resources. Subsequently starting of work at their premises after some time **CO-OWNER NO. 3** and **Biswanath Bhattacharjee** (deceased father of **CO-OWNER NO. 4**) the parties of the **ONE PART** herein were also interested to develop their premises along with **CO-OWNER NO. 1** and **CO-OWNER NO. 2** by constructing a multi storied building thereon but due to paucity of financial resources, they were not in a position to implement their desire. Thus **CO-OWNER NO. 3** and **Biswanath Bhattacharjee** (deceased father of **CO-OWNER NO. 4**) were also aquatinted with **Mr. Abul Basar Sarkar alias Sk. Abul Basar Sarkar**, the proprietor of **M/s Basil Engineers**, the **Developer** and said **Developer** expressed his eagerness to undertake the development of



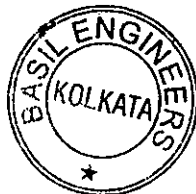


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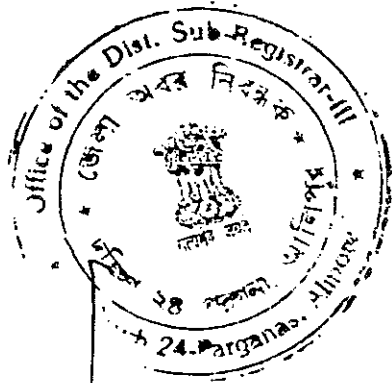
the said two premises jointly at his financial resources after getting consent from **CO-OWNER NO. 1** and **CO-OWNER NO. 2**.

AND WHEREAS, thereafter firstly on **27th August, 2015**, the party of the **FIRST PART** and **SECOND PART** namely **Santa Chattopadhyay, CO-OWNER NO. 1** and **Nirendra Nath Mukhopadhyay, CO-OWNER NO. 2** entered into a **Development Agreement** with the party of the **OTHER PART** herein under certain terms and conditions as embodied therein for the purpose of development of **Premises No. 16A, Kavi Bharati Sarani, Kolkata- 700029 (formerly known as 16A Lake Road)** which was duly registered at the office of **Additional District Sub Registrar, Alipore** and duly recorded in **Book no I, volume no 1605-2015, pages from 62743 to 62783, being no 160506055** for the year **2015**. In terms of the said development agreement, the **FIRST PART** namely **Santa Chattopadhyay, CO-OWNER NO. 1** executed a **Development Power of Attorney** in favour of the party of the other part herein which was duly registered at the office of **Additional District Sub Registrar, Alipore** and duly recorded in **Book no I, volume no 1605-2015, pages from 101270 to 101286, being no 160507539** for the year **2015** in respect of **Premises No. 16A Kavi Bharati Sarani Kolkata 700029 (formerly known as 16A Lake Road)**.

AND WHEREAS, the **SECOND PART** namely **Nirendra Nath Mukhopadhyay, CO-OWNER NO. 2**, being an **Overseas Citizen** of India in terms of the said **Development Agreement** also executed a **Notarial Power of Attorney** in favour of the party of the **OTHER PART**



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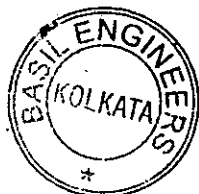


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herein for performing some acts and deeds on his behalf which was **Notarised in Walddorfhaeslach, Germany.**

AND WHEREAS, subsequent to that the **THIRD PART** namely **Sandhya Banerjee, CO-OWNER NO. 3** entered into a **Development Agreement** with the party of the **OTHER PART** herein, on **17th August, 2016** under certain terms and conditions as embodied therein for the purpose of development of **Premises No. 16B, Kavi Bharati Sarani, Kolkata- 700029 (formerly known as 16B Lake Road)** with the scope and provision of amalgamation with the adjacent premises at **16A, Kavi Bharati Sarani, Kolkata- 700029 (formerly known as 16A Lake Road)** which was duly registered at the **office of Additional District Sub Registrar, Alipore** and duly recorded in **Book no I, Volume No. 1605-2016, pages from 155539 to 155584, Being no 160505614 for the year 2016.** In terms of the said **Development Agreement**, the party of the **ONE PART** namely **Sandhya Banerjee, CO-OWNER NO. 3** executed a **Development Power of Attorney** in favour of the party of the **OTHER PART** on **17.08.2016** which was duly registered at the **office of Additional District Sub Registrar, Alipore** and duly recorded in **Book no. I, Volume No. 1605-2016, Pages from 172770 to 172791, Being No. 160506342 for the Year 2016.**

AND WHEREAS, before that the **FOURTH PART** namely **Sri Biswanath Bhattacharjee (since deceased), then CO-OWNER NO. 4** on **05.08.2016** entered into a **Development Agreement** with the party of the **OTHER PART** herein, under certain terms and conditions as embodied therein for the purpose of development of **premises no 16B, Kavi Bharati Sarani, Kolkata- 700029 (formerly known as 16B,**



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Lake Road) with the scope and provision of amalgamation with the adjacent premises at **16A, Kavi Bharati Sarani, Kolkata- 700029 (formerly known as 16A Lake Road)** which was duly registered at the office of **Additional District Sub Registrar, Alipore** and duly recorded in **Book no I, volume no 1605-2016, pages from 149677 to 149724, being no. 160505430 for the year 2016.** In terms of the said **Development Agreement**, said **Biswanath Bhattacharjee**, (father of **CO-OWNER NO. 4**) since deceased, executed a **Development Power of Attorney** in favour of the party of the **OTHER PART** herein on **10.08.2016** which was duly registered at the office of **Additional District Sub Registrar, Alipore** and duly recorded in **Book no. I, Volume No. 1605-2016, Pages from 151164 to 151187, Being no. 160505494 for the Year 2016.**

AND WHEREAS, subsequently the parties of the **First, Second, Third Part** herein and **Biswanath Bhattacharjee**, since deceased, executed a **Deed of Exchange** on **2nd November, 2016** amongst themselves in respect of **Premises no 16A and 16B Kavi Bharati Sarani, Kolkata-700029 (formerly known as 16A and 16B Lake Road)** at the advice and expenses of **Developer** as above, which was duly registered at the office of **Additional District Sub Register at Alipore** and duly recorded in **Book No I, Volume no 1605 - 2016, Pages from 195732 to 195753** being no **160507215 for the year 2016.** By operation of the said **Deed of Exchange** dated **02.11.2016**, the parties of the **First, Second, Third Part** herein and **Biswanath Bhattacharjee** (since deceased), became the **Joint Owners having Undivided share** each in respect of amalgamated premises formed out of **Premises no. 16A**





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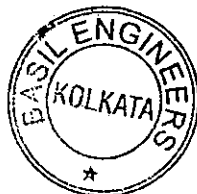
and 16B Kavi Bharati Sarani, Kolkata-700029 (formerly known as 16A and 16B Lake Road).

AND WHEREAS, after execution and registration of the aforesaid **Deed of Exchange**, the aforesaid two **Premises No. 16A and 16B Kavi Bharati Sarani, Kolkata- 700029** was amalgamated and after amalgamation both the said **two premises** being converted into one premises has been known and numbered as premises no. **16A Kavi Bharati Sarani, Kolkata-700029** under **Assessee no- 110871300290** by the **Kolkata Municipal Corporation** as more fully described in the **FOURTH SCHEDULE** hereunder written.

AND WHEREAS, for the purpose of obtaining building plan and completing other formalities and construction of new building the **CO-OWNER NO. 1** executed a General Power of Attorney in favour of the party of **OTHER PART** herein on his advice which was duly registered at the **office of Additional District Sub Register at Alipore and duly recorded in Book No IV, Volume no 1601 - 2019, Pages from 2929 to 2948** being no 160100122 for the year 2019.

AND WHEREAS while during the continuation of the ongoing process the said **SRI BISWANATH BHATTACHARJEE** died intestate on 21/07/2021 and his wife predeceased on 28.10.2000 at **Kolkata** and leaving behind his only legal heirs, namely son **SRI ABHIJIT BHATTACHARJEE** and daughter **SMT. ANINDITA BANERJEE**.

AND WHEREAS while during the process the **CO-OWNER NO 3 SANDHYA BANERJEE** decided to add some habitable spaces into her





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allocation and therefore decided to refund and pay the **Developer** herein some of the money she had taken earlier.

AND WHEREAS after amalgamation of the said two premises into a single premises in the manner as stated above, the parties herein, have decided to enter into a fresh **Development Agreement** in respect of newly amalgamated premises no. **16A, Kavi Bharati Sarani, Kolkata-700029**, as morefully described in the **FOURTH SCHEDULE** hereunder written in order to avoid any controversy in future and to be the guide and rule book for smooth development with a marketable title of the said property.

NOW THE PARTIES HEREIN HAVE DECIDED TO ENTER INTO THIS AGREEMENT UNDER THE FOLLOWING TERMS AND CONDITIONS:

1. The earlier **Development Agreement** dated **27th August, 2015** with **CO-OWNER NO. 1** and **CO-OWNER NO. 2**, dated **17th August, 2016** with **CO-OWNER NO. 3** and dated **05th August, 2016** with Biswanath Bhattacharjee (since deceased and being represented by the legal heirs **CO-OWNER NO. 4 herein**) respectively executed by and between the parties herein, in the manner as stated above and after amalgamation the schedule of new premises being changed and each **CO-OWNER'S** individual ownership right of their respective previous premises/land/units being changed to joint ownership right, the earlier aforesaid **Development Agreements** becomes invalid and **shall have no effect after amalgamation of two Premises No.16A and 16B Kavi Bharati Sarani, Kolkata 700029** as more fully described in the **FIRST SCHEDULE, SECOND SCHEDULE AND THIRD SCHEDULE** hereunder





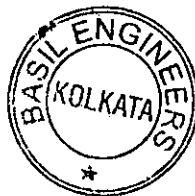
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written into a single premises now numbered as 16A, Kavi Bharati Sarani, Kolkata-700029 as more fully described in the **FOURTH SCHEDULE** hereunder written and hence the need of this fresh **Agreement for Development** with terms and conditions relevant to present context as decided, agreed and settled in between the parties.

This Agreement after amalgamation has been drafted taking care of all the terms of all previous agreements and also absolutely taking care of all the views and suggestions from all the parties herein without any ill or malafide intentions.

The earlier **Development Agreement** dated 27th August, 2015 with **CO-OWNER NO. 1** and **CO-OWNER NO. 2**, 17th August, 2016 with **CO-OWNER NO. 3** and 05th August, 2016 with **CO-OWNER NO. 4** (since deceased and being represented by the legal heirs) respectively executed by and between the parties herein, shall have no effect on and from execution of this registered **Development Agreement**. Hence, the abovementioned **documents** will be kept by the **Developer** for the purposes of **records only** and will have to be returned to the flat owner's association to be formed in respect of the said building.

Be it specifically be mentioned that this Agreement for Development with present schedule of land as mentioned in the FOURTH SCHEDULE hereunder written in between the parties is first of its type and no other type of Development Agreement exist or had existed in between the parties herein or any other party or parties.



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By signing of this **AGREEMENT FOR DEVELOPMENT** the **OWNERS/ONE PART** empower and authorize the **DEVELOPER** who had already came up with the superstructure of the premises according to the building plan as written hereunder with revision, alteration/modification as applicable at his own cost to mutate the property replacing **CO-OWENR NO. 4**, Late Biswanath Bhattacharjee's name by the name of his legal heirs, namely **SRI ABHIJIT BHATTACHARJEE** and **SMT. ANINDITA BANERJEE** and also for all purposes in all records in future as and when requires/required for the purposes to change and/or replace the same and also entitle the **Developer** with his claim for proportionate share of land right as per his allocation as more fully described in the **SIXTH SCHEDULE** hereunder written.

2. The **Developer** herein, hereby undertakes that he shall complete the construction the **G+IV** storied building at Municipal **Premises No 16A, Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereunder written, out of his own financial resources in accordance with the building **Permit no. 2020080042** dated **12.12.20**, obtained by the **Developer** as above at his own cost, with revision, alteration/modification as accorded and/or to be accorded by **Kolkata Municipal Corporation** in accordance with the specification as more fully described in the **NINTH SCHEDULE** hereunder written with this **Agreement for Development** in lieu of his right to transfer his **ALLOCATIONS** termed as **DEVELOPER'S ALLOCATION** to further fund and return of his investment and make profit as described in the **SIXTH SCHEDULE** hereunder written.



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3. The **Developer** herein, shall complete the construction work of the proposed **G+ IV** storied building at the aforesaid premises within **Eighteen (18) months** from the date of execution of this **Agreement for Development**. If the **Developer** fails to complete the construction work of the proposed building within the above stipulated period, the **Developer** shall pay a **non-refundable** sum of **Rs.10,000/- (Rupees ten thousand only)** per month to each of the **CO-OWNERS/ONE PART** till handover of the possession of the **CO-OWNER's** respective allocation in the proposed building. **The time period may be extended only due to exceptional officially recognize causes such as earthquake, fire, flood, natural calamities, natural disasters, pandemic and epidemic situations and situations that may be beyond control of human kinds and also due to some other reason(s) which may be notified by the Developer.**

4. The **Developer** shall provide the **OWNER'S ALLOCATION** in the manner as stated below which is also more fully described in the **FIFTH SCHEDULE** according to the specification as mentioned in the **NINETH SCHEDULE** as applicable according to their allocation and only change of specification in interior(s) will be carried out at the request and cost of respective **CO-OWNER(S)** subject to guidance and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

THE Developer in lieu of his investment in the aforesaid development project is entitled to get his allocation as **DEVELOPER'S ALLOCATION** in the manner as stated below which is also more fully described in the **SIXTH SCHEDULE** subject to guidance



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and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

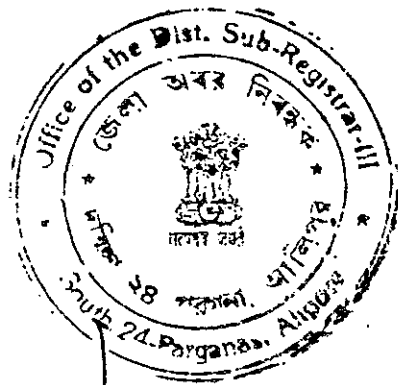
5. The **CO-OWNERS** can sale their respective allocation after getting possession and their allocation being partitioned. The sale of **CO-OWNER'S ALLOCATION** can only be done after the completion of sale process of **DEVELOPER'S ALLOCATION**. However, it is decided in between the parties that if any **CO-OWNER** wishes to sale his allocation prior to such completion period then the same can be done by following all necessary legal formalities to be decided by the **parties** herein.

6. The **Developer** shall obtain **Completion Certificate** in respect of the said proposed new building at premises no **16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereunder written within **One (1) year** from the date of completion of the proposed building and the **Completion Certificate** along with partition of each **CO-OWNER'S ALLOCATIONS** is the condition precedent for delivery of possession of the **OWNERS/ONE PART's** allocation. If the **Developer** fails to obtain the said Completion Certificate within above period, he will have to pay a non-refundable amount of **Rs. 10,000/- (RUPEES TEN THOUSAND)** only to each of the **CO-OWNERS** and if within further stipulated time the **DEVELOPER** fails to handover the **Completion Certificate**, the **OWNER/ONE PART** may further impose and claim non-refundable fine and/or penalty as a compensation from the **Developer**.

7. The **Developer** shall complete the said proposed building at the aforesaid premises in accordance with the specification which is also



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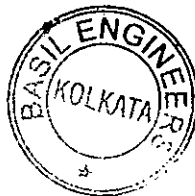
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more fully described in the **NINETH SCHEDULE** which is annexed herewith and may also as per request and advice of **CO-OWNER(S)** and also intending buyer(s)/purchaser(s) for interior work(s) at the cost of respective **parties**.

8. The **OWNERS** shall handover all **original documents** to the **Developer** and shall be bound to produce other documents if any, those are in their possession of the same as and when requires for inspection by any person or authority as per request and/or advice of **Developer**.

9. The **Developer** and/or his nominated intending buyer or buyers shall be at liberty to mortgage their respective allocation in respect of the **Developer's Allocation** for taking financial assistance without prejudicing the interest of **OWNERS/ONE PART**. The mortgage of the **Developer's Allocation** of the property by intending buyers will have no financial or legal and/or other liability for the **Developer** and **OWNER/ONE PART** in anyway subject to terms and conditions of this Agreement for Development.

10. The Developer have already provided a rented accommodation to **CO-OWNER NO. 1**, the party of the **ONE PART** namely Santa Chattopadhyay near by the vicinity of premises no 16A, Kavi Bharati Sarani, Kolkata- 700029 till delivery of her allocation. The Developer will also provide the boarding expenses of **CO-OWNER NO. 2**, the party of the **ONE PART** namely Nirendra Nath Mukhopadhyay alias Niren Mukherjee for two weeks when he will be only in India as per mutual discussion between them.





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11. The **CO-OWNER(S)** herein, shall individually execute and register respective **Development Power of Attorney** in favour of the **Developer**, herein, in terms of this **Agreement for Development** performing the acts and deeds as will be recited therein in respect of premises no. **16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereunder written. After fulfillments of all the obligations in terms of the said **Agreement for Development** till the completion the **OWNERS** shall not revoke the said **Development Power of Attorney** unless any breach of contract and/or till the termination for of this **Agreement for Development** is done by the **Developer** at any earlier stage. It is to be noted herein that the previous Power of Attorney as follows:

Details of Registered Power of Attorney, Dated and Registration office and details -	Executed by Principal/s
<p>i) CO-OWNER NO. 1 executed a Development Power of Attorney in favour of the party of the other part herein which was duly registered at the office of Additional District Sub Registrar, Alipore and duly recorded in Book no I, volume no 1605-2015, pages from 101270 to 101286, being no 160507539 for the year 2015</p>	<p>Smt Santa Chattopadhyay,</p>
<p style="text-align: center;">A N D</p> <p>ii) CO-OWNER NO. 1 after amalgamation of the two premises executed a General Power of Attorney in favour of the party of the other part herein which was duly registered at the office of Additional District Sub Registrar, Alipore and duly recorded in Book no IV, volume no 1601-2019, pages from 2929 to 2948, being no 160100122 for the year 2019.</p>	



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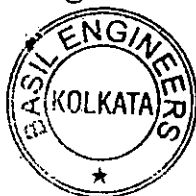


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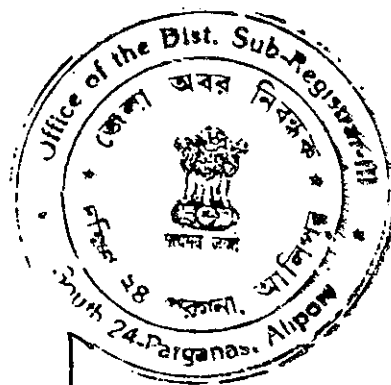
Development Power of Attorney dated 17.08.2016, registered at the office of Additional District Sub Registrar, Alipore and duly recorded in Book no I, volume no. 1605-2016, pages from 172770 to 172791, being no 160506342 for the year 2016	Smt. Sandhya Banerjee
Development Power of Attorney dated 10.08.2016, registered at the office of Additional District Sub Registrar, Alipore and duly recorded in Book no I, volume no. 1605-2016, pages from 151164 to 151187, being no. 160505494 for the year 2016	Sri Biswanath Bhattacharjee (now deceased)

All Power of Attorneys as mentioned hereinabove shall have no effect on and from execution of this registered Development Agreement. Hence, the abovementioned documents will be kept by the Developer for the purposes of records only and will have to be returned to the flat owner's association to be formed in respect of the said building.

12. The **CO-OWNER(S)** herein, declare that the property as covered in their respective schedule hereunder written is free from all encumbrances and is not subject matter of any litigation, mortgage or lien in any manner and had been joined to form the property at the **FOURTH SCHEDULE** for the purpose of **Development**. The **CO-OWNER(S)** respectively further declare that the **CO-OWNER(S)** have not yet entered into any agreement save and except those are mentioned herein in respect of the aforesaid property with any person to encumber the same. The **Developer** also indemnify the **OWNERS/ONE PART** that the building to be constructed will be according to the standard rules and regulations as per rules and regulations in force and in case of any



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defects and/or violations amounting to penalty, fine, part or full demolitions to pay such amount and also pay compensation to the **OWNERS/ONE PART** and to rebuild the demolished part as per applicable rules and law.

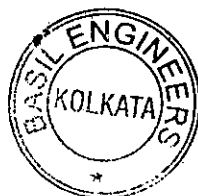
13. The **Developer** shall not assign his right and obligation to any contractor and/or developer in respect of this **Development Project** at newly Amalgamated Premises no. **16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereunder written without consent in writing of the all **OWNERS** herein.

14. The **OWNERS** shall be under obligation to be present, sign, execute and register the **Deed of Sale** in favour of the **Developer** and/or his nominated person in respect of the **Developer's Allocation** as depicted in the **SIXTH SCHEDULE** hereunder written, subject to fulfillment of terms and conditions of this **Agreement for Development**.

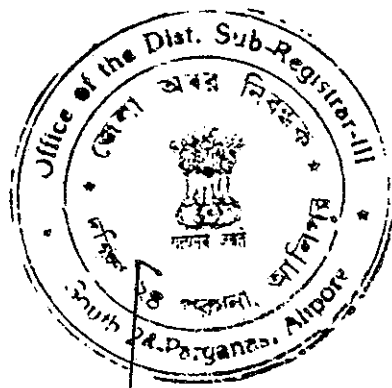
15. The **Developer** shall complete the construction work of the proposed building in accordance with the building plan with revision, modification and/or alteration as accorded and/or to be accorded by **K.M.C.** with quality raw materials.

16. The **Developer** may display board and/or hording inviting buyer or buyers for purchase of the **Developer's Allocation**.

17. The **Developer** by the strength of registered **Development Agreement** and registered **Power of Attorney** shall enter into and



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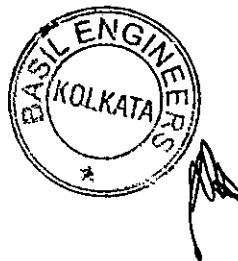


DISTRICT SUB REGISTRAR-III
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register **Agreement for Sale, Deed of Sale and Deed of Conveyance** with the intending purchaser or purchasers in respect of the **Developer's Allocation** as mentioned in the **SIXTH SCHEDULE** hereunder written subject to the terms and conditions of this **Agreement for Development**, without any liability to the **OWNERS/ ONE PART.**

18. The **Developer** shall be liable to pay the taxes of the municipal corporation in respect of **Premises No. 16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereunder written till delivery of possession of the **Owner's Allocation** until the partition of their **Allocation**. After delivery of possession of Owners' allocation to all the **CO-OWNERS**, the owners shall be held liable to pay taxes of **Kolkata Municipal Corporation** and to pay off their proportionate share of **common expenses** as mentioned in the **TENTH SCHEDULE** and the **DEVELOPER** will have to pay of the **Developer's Allocations** proportionate share of taxes of **Kolkata Municipal Corporation** and to pay off proportionate share of **common expenses** as mentioned in the **TENTH SCHEDULE** hereunder written until and unless his units are sold/transferred and given possession to the nominated person(s) and/or institution(s).

19. The specific allocations of the **Owners** as reflected in this **Agreement for Development** with attached annexed building plan shall be the absolute property of the respective **Owners** and the **Owner's Allocation** shall be partitioned in accordance with the distribution of **Owner's Allocation** by the **Developer** at his cost.





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20. The terms of this **Agreement for Development** are binding upon the respective heirs of the parties herein. The **Developer** at his cost will hand over the back to back photocopy of this **Agreement for Development** after registration to each of the **OWNERS** individually with acknowledgement of the same.
21. The **OWNERS** shall not obstruct, disturb and infringe the said development work in any manner and hereby allow the **Developer** to construct a new building on the aforesaid property in accordance with the building plan, with revision, modification and/or alteration as accorded* and/or to be accorded by **K.M.C.** However, if there will any dispute and Demolition work (s) in part, or, in full have to be carried out, the **Developer** have to bear such cost for fine/penalty, litigation charges, demolition charges and new construction along with cost and will also have to pay suitable compensation to the **OWNERS/ONE PART.**
22. The **Developer** shall be at liberty to receive full consideration and or booking/ earnest money etc, in respect of the **Developer's Allocation** from the intending buyer or buyers without any legal or other liability to the **OWNERS** subject to the terms and conditions of this **Agreement for Development.**
23. It is pertinent to mention herein that the **Developer** shall not handover possession in respect of the **Developer's Allocation** to the intending buyer or buyers prior to delivery of possession to the **OWNER (S)/ONE PART.** The **Owner's Allocation** will be handed over with a notice, advice and/or request by way of communication and Fifteen



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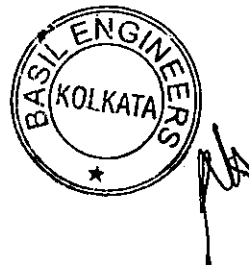
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(15) days from the delivery of communication will be treated as the date of giving possession. The **OWNER'S/ONE PART** individually will have to keep informed the **Developer** regarding his/her postal address from time to time and regarding authorised/nominated person in case of his/her absence due to reason(s) to take the possession on his/her behalf. The **Developer** will give the **Possession Certificate** to the respective **CO-OWNER (S)** on taking physical possession of his/her allocation. The **Owner's Allocation** will have to be partitioned by the **Developer**. The execution and registration of **Deed of Conveyance of Developer's Allocation** for **Developer** or his nominees including intending purchasers may be done before giving possession to all the land **OWNERS**.

24. The **Developer** shall be liable to pay the G.S.T. and other taxes in respect of the said **Development Project** as per rules applicable by the Government. However, no G.S.T. liability for any of the **OWNERS/ONE PART** will be paid by the **DEVELOPER**.

25. The **Developer** shall bear and/or shoulder all the expenses and will have to take all type(s)/sort(s) of permissions, certificate, sanction, permit and other necessary requirement from all the necessary government, semi-government, public, private and other offices and departments in this **Development Project**.

26. The **Developer** shall bring main electric meter to cater lift, pump, general outside building lighting and other utilities and install electric pillar box if required, water connection of matching capacity,





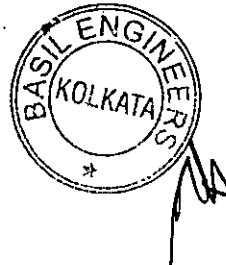
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appropriate sewerage connection with separate pit for K.M.C. main drainage connection of the proposed building at his financial resources.

27. The **Developer** will maintain the building and repair, replace or re-erect any damage after giving possession to the **OWNERS/ONE PART** for a period of **One year**. The **Developer** along with **OWNERS/ONE PART** and **Purchaser/Unit holder** of the Building will form a **Owner's Association etc.** Any **unsold unit out of Developer's Allocation** will have to be registered in the name of **Developer or his Nominees** within two (2) years from the date of obtaining **Completion Certificate from Kolkata Municipal Corporation** and this **Agreement for Development** will be treated as completed after transferring and or selling all **Developer's Allocation** therein.

28. After sale of **Developer's Allocation** and completion and/or termination of this **Agreement for Development** the **Developer** shall handover all the **Original Documents** lying with **Developer** in respect of this **Development Project** to the **Owner's Association etc.** which will be formed.

Nothing in these presents shall be construed as a demise or assignment or conveyance by the **OWNERS/ONE PART** to the **DEVELOPER** nor creating any right title or interest in respect thereof to the **Developer** other than an exclusive right for the purpose of **Development** of the above premises in terms hereof together with to deal with **Developer's Allocation** upon providing **CO-OWENR/ONE PART'S Allocation** to the **CO-OWNER** as per the terms of these presents. Any omissions and mistakes in these





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presents are unintentional. Anything outside the provision and scope of this present Development Agreement and any dispute arising out in between the parties if not resolved amicably will be decided upon the majority decision of all the parties herein.

LIMITATIONS

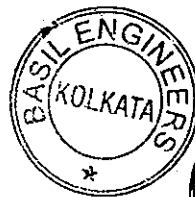
The time period with the exception allowed is the essence of this contract. In case of breach of contract, either party shall be at liberty to take recourse under the canopy of law. All the time schedule as mentioned as hereinabove in this Agreement for Development will come into effect from the date of signing of this Agreement for Development.

All the terms and conditions for Agreement for Development are binding on parties and their legal heirs as hereinabove.

FIRST SCHEDULE ABOVE REFERRED TO:-

(Ownership of CO-OWNER No. 1 SANTA CHATTERJEE AND
CO-OWNER NO. 2 NIREN MUKHERJEE)

ALL THAT piece and parcel of land measuring about 2 Cottahs 4 Chittacks 0 sq. ft. together with a structure standing thereon together with easement rights over the common passage admeasuring 3 Chittacks 44 sq. ft. leading from south to north of Kolkata Municipal Corporation, under Ward No. 87 being municipal Premises No. 16A, Kavi Bharati Sarani, Kolkata- 700029, Police Station- Tollygunge, District- 24 Parganas (South) formerly known as 16A, Lake Road, butted and bounded by:-





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- ON THE NORTH** : By 50 ft. wide Kavi Bharati Sarani (Lake Road)
- ON THE SOUTH** : By Premises No. 16B, Kavi Bharati Sarani
(Lake Road)
- ON THE EAST** : 18A, Kavi Bharati Sarani (Lake Road)
- ON THE WEST** : By Common passage with easement rights of 3
Chittacks, 44 Sq.ft. leading from south to
North. After the end of the passage by Premises
No. 14, Kavi Bharati Sarani (Lake Road).

SECOND SCHEDULE ABOVE REFERRED TO-

(Ownership of **CO-OWNER No. 4 ABHIJIT BHATTACHARJEE AND ANINDITA BANERJEE**, legal heirs of **LATE BISWANATH BHATTACHARJEE**)

ALL THAT piece and parcel of Ground floor admeasuring **800 sq. ft.** together with proportionate share of undivided right, title and interest over the land admeasuring **2 Cottahs 5 Chittacks** together with common right and easement over the common passage admeasuring **3 Chittacks 44 sq. ft.** lying at western side leading from south to north of **Kolkata Municipal Corporation**, under **Ward no 87** being municipal Premises No. **16B Kavi Bharati Sarani, Kolkata-700029, Police Station-Tollygunge, District-24 Parganas (South)** formerly known as 16B Lake Road, butted and bounded by:





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ON THE NORTH : 16A, Kavi Bharati Sarani (Lake Road).

ON THE SOUTH : By Premises No. 2, Lake Place.

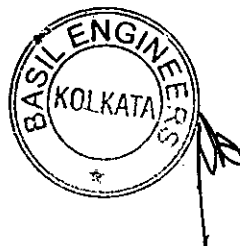
ON THE EAST : 18A, Kavi Bharati Sarani (Lake Road).

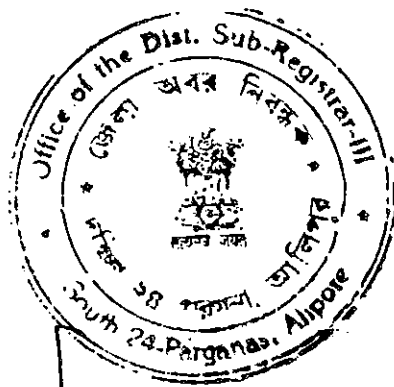
ON THE WEST : By Common passage with easement rights of 3 Chittacks, 44 Sq.ft. leading from South to North. After the end of the passage by Premises No. 14, Kavi Bharati Sarani (Lake Road).

THIRD SCHEDULE ABOVE REFERRED TO:-

(Ownership of CO-OWNER No. 3 SANDHYA BANERJEE)

ALL THAT piece and parcel of First floor admeasuring **700 sq.ft.** built up area and Second Floor admeasuring **300 sq.ft.** asbestos shed together with proportionate share of undivided right, title and interest over the land admeasuring **2 Cottahs 5 Chittacks** together with common right and easement over the common passage admeasuring **3 Chittacks 44 sq. ft.** lying at western side leading from south to north of **Kolkata Municipal Corporation**, under **Ward no. 87** being municipal Premises No. **16B, Kavi Bharati Sarani, Kolkata- 700029, Police Station- Tollygunge, District-24 Parganas (South)** formerly known as 16B, Lake Road, butted and bounded by:





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ON THE NORTH : 16A, Kavi Bharati Sarani (Lake Road).

ON THE SOUTH : By Premises No. 2, Lake Place.

ON THE EAST : 18A, Kavi Bharati Sarani (Lake Road).

ON THE WEST : By Common passage with easement rights of 3 Chittacks, 44 Sq.ft. leading from South to North. After the end of the passage by Premises No. 14, Kavi Bharati Sarani (Lake Road).

FOURTH SCHEDULE ABOVE REFERRED TO:-

(Description of newly Amalgamated Premises)

(Joint Undivided Ownership of CO-OWNER No. 1 SANTA CHATTERJEE AND CO-OWNER NO. 2 NIREN MUKHERJEE, CO-OWNER NO. 3 SANDHYA BANERJEE AND CO-OWNER NO. 4 ABHIJIT BHATTACHARJEE AND ANINDITA BANERJEE)

ALL THAT piece and parcel of land measuring about 4 Cottahs 12 Chittacks 0 sq. ft. together with a structure standing thereon previously under scheme 15B of Calcutta Improvement Trust being Plot No 99, Dihi- Panchanangram, 6 Division, "R" Sub Division, under Holding No. 70 now within the jurisdiction of Kolkata Municipal Corporation, under Ward no. 87 being municipal Premises No. 16A, Kavi Bharati Sarani, Kolkata- 700029, having Assessee No. 110871300290, Police Station- Tollygunge, District- 24





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Parganas (South) formerly known as 16, Lake Road, which is also as per enclosed **Annexure-'A'**, butted and bounded by: -

ON THE NORTH : By 50 ft. wide Kavi Bharati Sarani (Lake Road).

ON THE SOUTH : 2, Jyotish Guha Sarani (Lake Place).

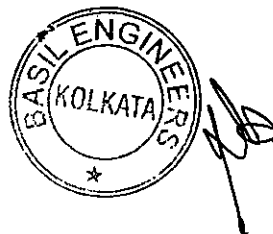
ON THE EAST : 18A & 18B, Kavi Bharati Sarani (Lake Road).

ON THE WEST : By Premises No. 14 & 12B, Kavi Bharati Sarani (Lake Road).

FIFTH SCHEDULE ABOVE REFERRED TO :-
(OWNERS' ALLOCATIONS)

i. THE ALLOCATION OF SANTA CHATTOPADHYAY alias SANTA CHATTERJEE, CO-OWNER NO. 1 :

a. One self-contained Flat being **Flat No 3A** on the **Third floor** of the proposed building for residential purposes as per attached **Annexure-'E'** revised G + IV floor plan measuring about **940 sq ft** built up area (here the built up area is calculated by taking the covered area of the flat and then adding the proportionate share of landing area of the staircase and lift lobby of that particular floor) as per specifications mentioned in the **NINETH SCHEDULE** together with undivided proportionate share of land of premises no. **16A Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate share/right of and benefit





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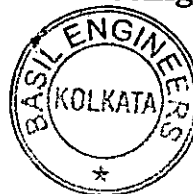
to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

b. One **car parking space** on the **ground floor** measuring about **120 sq ft** super built up area marked as **CP- 8** as per attached **Annexure-'B'** revised G + IV floor plan together with undivided proportionate share of land of the premises no. **16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written.

c. All that **one shop room/commercial space** as marked as **no. 2** on **ground floor** as per attached **Annexure-'B'** revised G + IV floor plan together with undivided proportionate share of land of the premises no. **16A, Kavi Bharati Sarani, Kolkata-700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with **limited** proportionate share/right of and **limited** benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

All the revised plan enclosed from Annexure-'B' to Annexure-'F' are proposed, subject to regulations and may alter taking care of the best interest for **OWNERS**.

d. Non-refundable sum of **Rs. 5,00,000/- (Rupees five lacs only)** to be paid at the time of **giving total possession of all the OWNERS** and/or after a period of **Eighteen (18) months** from the date of this **Agreement for Development**, whichever being earlier.



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The above allocation is subject to the guidance and/or imposition and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

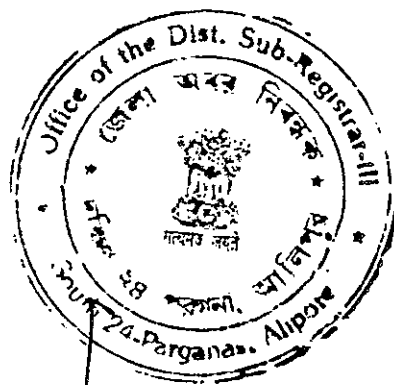
The Developer will hand over the photocopy of this Agreement, all permission paper, Sanctioned and Revision Plan, all documents, revenue receipts and Permission Letter, Possession mentioning the allocation and Original/Certified copies of Partition Deed, and all the Power of Attorneys executed to the **CO-OWNER NO. 1**, as and when available and within a time frame.

ii. THE ALLOCATION OF NIRENDRA NATH MUKHOPADHYAY alias NIREN MUKHERJEE CO-OWNER NO. 2 :

a. One self-contained **Flat** being **Flat No 4A** on the **Fourth floor** of the proposed building for residential purposes as per attached **Annexure-'F'** revised G + IV floor plan measuring about **863 sq.ft.** built up area as per specifications mentioned in the **NINETH SCHEDULE** together with undivided proportionate share of land of premises no. **16A, Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate share/right of and benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

b. One **car parking space** on the **ground floor** measuring about **120 sq. ft.** super built up area marked as **CP- 4** as per attached **Annexure-'B'** revised G+IV floor plan together with undivided





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proportionate share of land of the premises no 16A, Kavi Bharati Sarani, Kolkata- 700029 as more fully described in the **FOURTH SCHEDULE** hereinabove written.

All the revised plan enclosed from Annexure-'B' to Annexure-'F' are proposed, subject to regulations and may alter taking care of the best interest for OWNERS.

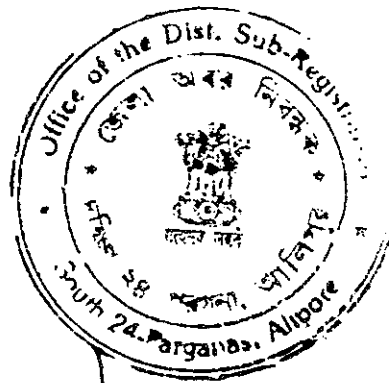
The above allocation is subject to the guidance and/or imposition and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

The Developer will hand over the photocopy of this Agreement, all permission paper, Sanctioned and Revision Plan, all documents, revenue receipts and Permission Letter mentioning the allocation and Original/Certified copies of Partition Deed, and the Power of Attorney executed to the CO-OWNER NO. 2, as and when available and within a time frame.

iii. THE ALLOCATION OF SANDHYA BANERJEE, CO-OWNER NO. 3:

a). One self-contained Flat being Flat No 4C on the Fourth floor of the proposed building for residential purposes as per attached Annexure-'F' revised G + IV floor plan measuring about 678 sq. ft built up area as per specifications mentioned in the **NINETH SCHEDULE** together with undivided proportionate share of land of premises no. 16A Kavi Bharati Sarani, Kolkata- 700029 as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate





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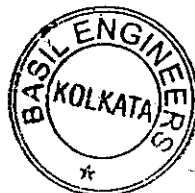
share/right of and benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

b) One self-contained **Flat** being **Flat No. 4B** on the the **Fourth floor** of the proposed building for residential purposes as per attached **Annexure-'F'** revised G + IV floor plan measuring about **364 sq ft** built up area together with undivided proportionate share of land of premises no. **16A Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate share/right of and benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

Provided That for Flat No. **4B** the **CO-OWNER NO. 3 SANDHYA BANERJEE** shall refund **Rs.35,00,000/- (rupees thirty five lacs)** only to the Developer in the following way after execution of the Agreement-

i) A sum of **Rs. 20,00,000/- (Rupees twenty lacs only)** will be given by the **CO-OWNER NO. 3 SANDHYA BANERJEE** by **Cheque No. 650288, drawn on CANARA BANK, Sarat Bose Road Branch** to the **DEVELOPER**.

ii) A sum of **Rs. 15,00,000/- (Rupees fifteen lacs only)** will be given by the **CO-OWNER NO. 3 SANDHYA BANERJEE** to the **DEVELOPER** before and/or at the time of handing over of the possession of Owner's allocation to **CO-OWNER NO. 3 SANDHYA BANERJEE**.



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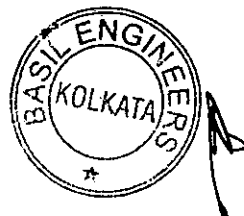
All the revised plan enclosed from Annexure-'B' to Annexure-'F' are proposed, subject to regulations and may alter taking care of the best interest for OWNERS.

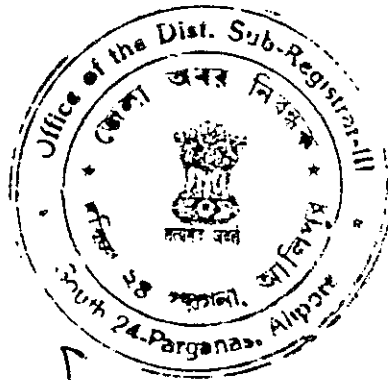
The above allocation is subject to the guidance and/or imposition and restriction as mentioned in the EIGHTH SCHEDULE hereunder written.

The Developer will hand over the photocopy of this Agreement, all permission paper, Sanctioned and Revision Plan, all documents, revenue receipts and Permission Letter mentioning the allocation and Certified copies of Partition Deed, and the Power of Attorney executed to the CO-OWNER NO. 3, as and when available and within a time frame.

iv. **THE ALLOCATION OF ABHIJIT BHATTACHARJEE AND ANINDITA BANERJEE, CO-OWNER NO. 4:**

a) One self-contained Flat being Flat No 2B on the Second floor of the proposed building for residential purposes as per attached Annexure-'D' revised G + IV floor plan measuring about 870 sq.ft. built up area as per specifications mentioned in the NINETH SCHEDULE together with undivided proportionate share of land of premises no. 16A Kavi Bharati Sarani, Kolkata- 700029 as more fully described in the FOURTH SCHEDULE hereinabove written along with proportionate share/right of and benefit to use common parts, areas and facilities as more fully described in the SEVENTH SCHEDULE hereunder written.





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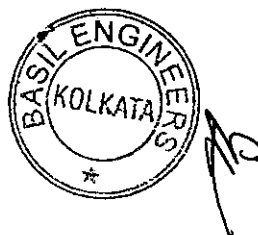
All the revised plan enclosed from Annexure-'B' to Annexure-'F' are proposed, subject to regulations and may alter taking care of the best interest for OWNERS.

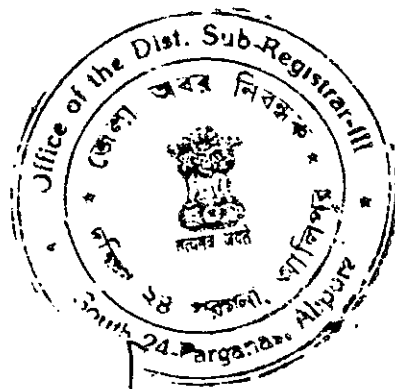
b) One car parking space on the ground floor measuring about 120 sq ft super built up area marked as CP- 3 as per attached Annexure-'B' revised G + IV floor plan together with undivided proportionate share of land of the Premises No. 16A, Kavi Bharati Sarani, Kolkata-700029 as more fully described in the **FOURTH SCHEDULE** hereinabove written.

c) Non-refundable sum of Rs. 5,00,000/- (Rupees five lacs only) to be paid at the time of giving total possession of all the CO-OWNERS and/or after a period of Eighteen (18) months from the date of this Agreement for Development, whichever being earlier.

The above allocation is subject to the guidance and/or imposition and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

The Developer will hand over the photocopy of this Agreement, all permission paper, Sanctioned and Revision Plan, all documents, revenue receipts and Permission Letter mentioning the allocation and Original/Certified copies of Partition Deed, and the Power of Attorneys executed to the CO-OWNER NO. 4, as and when available and within a time frame.





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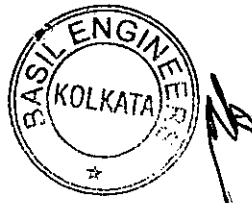
SIXTH SCHEDULE ABOVE REFERRED TO:-**(DEVELOPER'S ALLOCATIONS)**

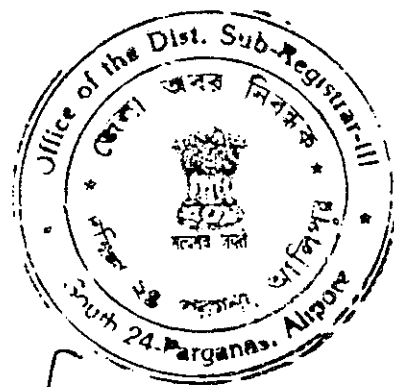
**THE ALLOCATION OF Sh. ABUL BASAR SARKAR, PROPRIETOR,
M/s. BASIL ENGINEERS, DEVELOPER:**

a) i) Two self-contained **Commercial spaces** for commercial purposes being **No. 1A** measuring about **1050 sq.ft.** built up area and being **No.1B** measuring about **858 sq.ft.** built up area on the **First floor** of the proposed building as per attached **Annexure-'C'** revised G + IV floor plan together with undivided proportionate share of land of premises no. **16A, Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with **limited** proportionate share/right of and **limited** benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

ii) One self-contained **Flat** being **Flat No. 2A** on the **Second floor** of the proposed building as per attached **Annexure-'D'** revised G + IV floor plan measuring about **1033 sq ft** built up area together with undivided proportionate share of land of premises no. **16A Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate share/right of and benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

iii) One self-contained **Flat** being **Flat No. 3B** on the **Third floor** of the proposed building as per attached **Annexure-'E'** revised G +





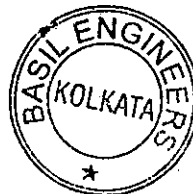
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IV floor plan measuring about **963 sq ft** built up area together with undivided proportionate share of land of premises no. **16A Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate share/right of and benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

b) Five Nos. of **car parking spaces** on the **ground floor**, each measuring about **120 sq ft** super built up area marked as **CP- 1, CP-2, CP- 5, CP- 6** and **CP- 7** as per attached **Annexure-'B'** revised G+IV floor plan together with undivided proportionate share of land of the **Premises No. 16A, Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written.

c) Three Nos. of **shop rooms/commercial spaces** for commercial purposes on the **ground floor** as marked as **No. 1, No. 3 and No. 4** as per attached **Annexure-'B'** revised G+IV floor plan together with undivided proportionate share of land of the premises no. **16A, Kavi Bharati Sarani, Kolkata- 700029** as more fully described in the **FOURTH SCHEDULE** hereinabove written along with proportionate **limited** share/right of and **limited** benefit to use **common parts, areas and facilities** as more fully described in the **SEVENTH SCHEDULE** hereunder written.

All the revised plan enclosed from Annexure-'B' to Annexure-'F' are proposed, subject to regulations and may alter taking care of the best interest for **OWNERS**.





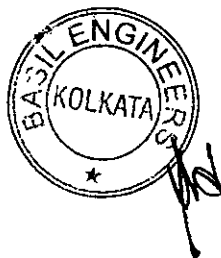
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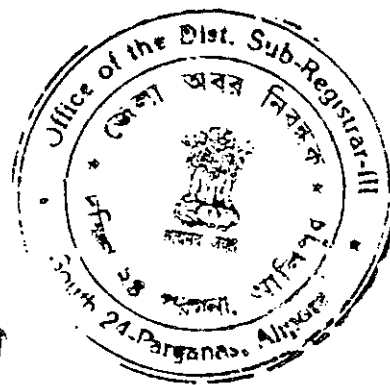
The above allocation is subject to the guidance and/or imposition and restriction as mentioned in the **EIGHTH SCHEDULE** hereunder written.

SEVENTH SCHEDULE ABOVE REFERRED TO-

(COMMON PARTS, PORTIONS, AREAS AND FACILITIES)

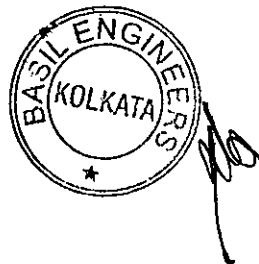
1. Staircase on all floors.
2. Staircase landing and lift shaft, lobby on all floors.
3. Main gate of the said building /premises and common passage and lobby on the ground to Top floor including ultimate roof.
4. Water pump, water tank, water reservoir, water pipes, overhead tank on the roof and other common plumbing installations and also pump room.
5. Electrical wiring, motors, electrical fittings and fixture for lighting the staircases lobby, lift and other common areas (except those which are installed for any particular unit), Electrical Sub-Station, Transformer, etc and meter room and space require therefore, common walls in between the unit being that flat and any other Unit beside the same on any side thereof.
6. Windows doors grills and other fittings of the common area of the premises.
7. Common electric meter and box, lift machine room.
8. Common passage, drive ways, common areas under ground water reservoir and overhead water tank, municipality water supply, if any, and other plumbing installation which are being used as common and pump room.





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9. Boundary wall, main gate and passage surrounding the building for egress and ingress.
10. Such other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities.
11. Telephone and cable T. V. point.
12. Common plumbing and other common installation.
13. Roof of the building.
14. Other service areas and common spaces surrounding the building.
15. Drainage and sewers, Septic Tank.
16. Pillars, rafters and external periphery, common walls of the building.
17. All other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities.
18. Undivided proportionate share in land attributed to the flat.
19. GENERAL COMMON amenities and facilities meant for the said "UNIT"
 - a. All private ways, curves, side-walls and areas of the said premises.
 - b. Exterior conduits, utility lines.
 - c. Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d. Exterior lighting and other facilities necessary for upkeep and safety of the said building.





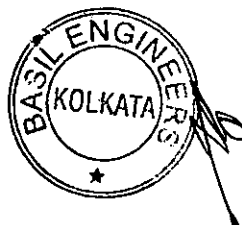
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- e. All elevations including shafts, shafts walls, machine rooms and facilities.
- f. All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for convenient to the existence, management operation, maintenance and safety of the building or normally in common use.
- g. The foundation, Corridor, Lobbies, Stairway Entrance and exists path ways, Footings, columns, Girders, Beams, Supports and exterior walls beyond the said UNIT, side or interior load bearing walls within the building or concrete floors, slabs except the roof slab and all concrete ceilings and all staircases in the said building.
- h. Utility lines, telephone and electrical systems contained within the said building.
- i. The ultimate roof or terrace including structure in the said building will jointly be undivided property of the flat owners of the building subject, limitation, if any, to their such rights of the said building, and owners for the respective units are entitled to use and enjoy the said roof and/or terrace without causing inconvenience to one another.

EIGHTH SCHEDULE ABOVE REFERRED TO-
(THE GUIDENCE AND/OR IMPOSITION AND RESTRICTION)

The Purchaser or Purchasers/Owners or Owners and other occupiers, if any, of the building shall not be entitled to use the aforesaid UNIT for the following purposes;

1. To use the said UNIT and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage,

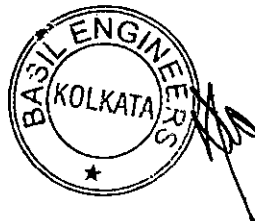




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nuisance, or annoyance to the Owners or occupiers of the other UNITS inclusive of flats, nor to use the same any illegal or immoral purposes in any manner whatsoever. The user of car parking should ensure to keep their car key with the security for twenty four hours smooth ingress and egress of parked car in the building.

2. To carry on or permit to be on upon the said UNIT any offensive or unlawful businesses whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
3. To demolish or cause to be demolished or damaged the said UNIT or any part thereof.
4. To do or permit to be done any act, deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
5. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
6. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the UNIT or any portion of the building housing the same.
7. To avoid the liability or responsibility of repairing any portion or any competent part of the flat hereunder sold and transferred or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part or fixtures and fittings with the flat and/or unit demanding repairs thereby causing inconvenience, damages and injuries to other flat owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons as may be required by the UNIT





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OWNERS' ASSOCIATION etc. as may be formed from time to time on request therefore by such Association.

8. To paint other walls or portion of their flat, common walls or portion of the building, exclusive of getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.

9. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any majeure whatsoever.

The Purchaser of the UNIT together with other purchasers or owners of the other flats shall must have the obligations to from an association of such UNIT owner being the members thereof for such purpose according to the provision of Apartment Ownership Act and bye laws as amended upto date, the decision of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

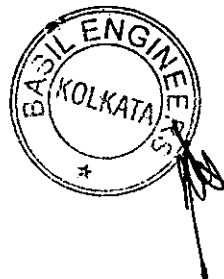
NINETH SCHEDULE ABOVE REFERRED TO:-

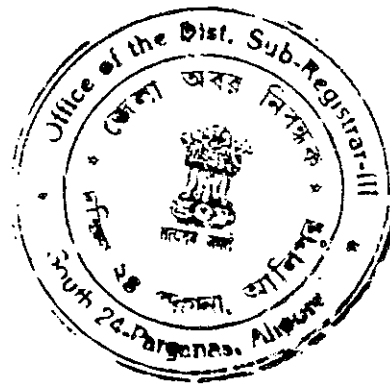
(SPECIFICATION)

PLASTERING -

a) 12 mm. thickness inside plaster with sand cement mortar in 6:1 ratio.

b) 19 mm. thick outside plaster with sand cement mortar in 4:1 ratio.





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FLOORING :

- a) Vitrified tiles of good quality with skirting in bedrooms, verandah, living cum dining room, kitchen and toilet etc.
- b) Glazed Tiles in toilet and kitchen with dado upto 6 feet height in kitchen and upto 8 feet height in toilet. Granite Stone platform and glaze tiles, stair flooring will be of marble.
- c) Floor of the car parking space will be with paver block, tiles or stone with appropriate load bearing capacity and if there is, any drain cover, in the egress and ingress in the passage of car the drain cover should be with appropriate load bearing capacity.
- d) The roof of the building should be perfectly treated with water proof chemical of make Sikka or Dr. Fixit and floor of the roof should of stone/tiles of proper grade and specification.

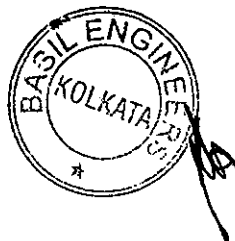
DOORS

Frame of Saal wood, do palla/one palla 1¹/₂ inch thick water proof, phenol bonded flush door except the entrance which will be of wood and with solid panel. Bathroom door and frame will be of PVC of Syntex make.

There should be a PVC door with shed on the staircase entrance of the roof to prevent water leakage at the staircase. There should be iron fabricated collapsible and/or grill gate at the entrance of staircase of ground floor and also at the roof top end of the staircase.

WINDOWS

Anadized Aluminum sliding window (18 Gauge) with glass and fully glazed glass panels. The outside of the window should have M.S. Grill of 12mm. square bar on the outside of the window.





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VARANDAH

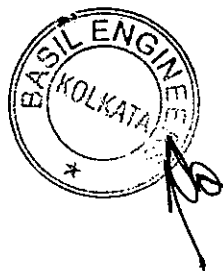
The Varandah will have to be by M.S. Grill of 12 mm. square bar.

BRICK WORKS

- a) 200 mm. thickness brickwork will be done outside walls with 1st class bricks only in cement and mortar in 1:6 ratio.
- b) 75 mm. thick inside partition.
- c) Walls between the units will be done with 1st class bricks in cement and mortar in 1:4 ratio with wire nets as necessary.

SANITARY & WATER SUPPLY

- a) Municipal water supply with the provision of semi-underground water reservoir and roof top water tank of appropriate capacity with the provision of 24 hours water supply with a good quality pump motor.
- b) C.P.V.C. fittings and pipes of ISI or standard or of best quality for concealed pipe lines.
- c) Porcelain European Commode of Parryware or Hindware make, with the provision of hot and cold water and geyser (not to be supplied) facility in bathroom.
- d) Concealed internal lines as necessary to kitchen and toilet.
- e) C.P. stopcock, bibcock, angular stopcock etc. of Jaguar or Parryware make in Toilet, Kitchen and Drawing cum Dining room as necessary.
- f) Porcelain Hand wash Basin of Parryware or Hindware make in each Toilet and in Drawing cum Dining room and Marble or steel basin in Kitchen.





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ELECTRIFICATION

Concealed wiring of fire proof flexible copper wire of appropriate thickness and necessary circuit breakers, isolators, starter switch.

LIGHT POINTS IN THE FLAT

Bed Rooms: 3 (Three) Light Points, 1 (One) Fan Point, 2 (Two) 5 Amp. Plug Point, 1 (One) Mobile Charging Point, 1 (One) Air Conditioner Point with 15 Amp. North-West, Anchor, Havels or Crabtree make starter switch and plug kit—all switch and board should be Modular of Anchor, Havels or Crabtree make.

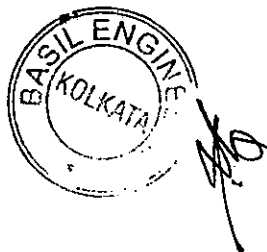
Living cum Dining Room: 3 (Three) Light Points, 1 (One) Fan Point, 2 (Two) 5 Amp. Plug Point, 1 (One) TV Point, 1 (One) Refrigerator Point, 1 (One) Cable Point, 1 (One) Telephone Point, 1 (One) Mobile Charging Point – all switch and board should be Modular of Anchor, Havels or Crabtree make.

Kitchen: 2 (Two) Light Points, 1 (One) Exhaust Fan Point, 1 (One) Micro-oven Point, 1 (One) Induction Utilities Point, 1 (One) Power Board of 15 Amps. – all switch and board should be Modular of Anchor, Havels or Crabtree make.

Bathroom / Toilet: 2 (Two) Light Points, 1 (One) Exhaust Fan Point, 1 (One) Geyser Point – all switch and board should be Modular of Anchor, Havels or Crabtree make.

Varandah: 1 (One) Light Point, 1 (One) Fan Point, 1 (One) Mobile Charging Point – all switch and board should be Modular of Anchor, Havels or Crabtree make.

One **Calling Bell** Modular type of Anchor or Crabtree outside the entrance door.





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SHOP ROOM

The entrance of the shop room will be with iron fabricated shutter. The inside of the shop room should have facility/infrastructure for installing Bank ATM vending machine, Air conditioner (Machine not to be supplied) point, adequate nos. of Power point, Light point and other points etc.

Close Circuit TV Monitoring to be provided at entry, exit staircase, terrace, boundary wall, roof area and all vulnerable security area for the safety and security of the building.

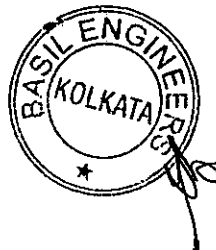
LIFT-

Standard Company Lift and Lift Machine (ISI made) will be provided.

TENTH SCHEDULE ABOVE REFERRED TO-**(COMMON EXPENSES)**

1. The expenses of administration, maintenance, repair, replacement of the common parts equipment, accessories, common areas, and facilities including painting and decorating exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water electric wirings, installations, sewers, drains and all other common parts, fixtures, fittings and equipment, in, under or upon the said building enjoyed or used in common by the owners, purchasers, co-purchaser or other occupiers thereof.

2. The cost of the cleaning, maintaining, lighting the main entrances, passages, landings, staircases and other parts of the

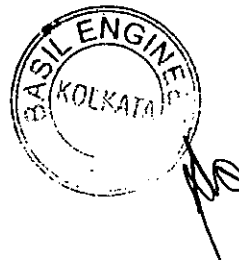




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building as shall be enjoyed or used in common by the occupiers of the said building.

3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and CCTV Monitoring and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pumps, electrical installations, over lights and service charges and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any, damage due to earthquake, fire, lightening, civil commotion, etc.
7. Municipal taxes, Multi-storied building tax, if any, and other similar taxes save those separately assessed on respective UNIT.
8. Such other expenses as are necessary or incidental for maintenance up-keep and security of the building and Govt. duties as may be determined by the Hat and/or Unit Owners' Association, as shall be formed by the Unit-Owner, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof as per provision of the West Bengal Apartment Ownership Act and by laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.





DISTRICT SUE REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023

9. The share of the Purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the Unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered there under.

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

SIGNED, SEALED & DELIVERED

BY THE PARTIES AT KOLKATA-

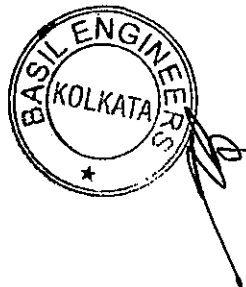
In the presence of :-

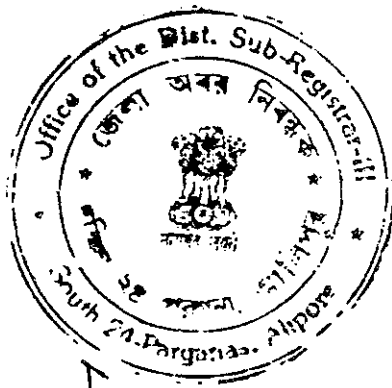
WITNESSES:-

1. Baishali Roy
(Advocate)
Alipore Judge's
Court, Kol-700027

Santa Chatterjee
.....
SIGNATURE OF Smt. Santa Chatterjee
alias Chattopadhyay (Co-Owner No. 1)

Salma Sultana
.....
SIGNATURE OF Salma Sultana
Constituted Attorney of Niren
Mukherjee (Co-Owner No. 2)





DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023

2. *C. Sanyal*
18/1 B P. C. Mohr
Lane
700033

Sandhya Banerjee

.....
SIGNATURE OF **Smt. Sandhya Banerjee**
(Co-Owner No. 3)

3. Jaganta Mondal
Alipore Judges Court
Kal-29

Abhijit Bhattacharjee

.....
SIGNATURE OF **Sri Abhijit Bhattacharjee**
(Co-Owner No. 4)

Anindita Banerjee

.....
SIGNATURE OF **Smt. Anindita Banerjee**
(Co-Owner No. 4)

BASIL ENGINEERS

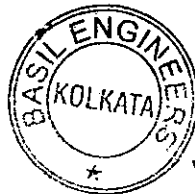
Sk. Abul Basar Sarkar
Proprietor

.....
SIGNATURE OF **Sk. Abul Basar Sarkar**
PROPRIETOR M/s. **BASIL ENGINEERS**

Drfated by me as per instructions of the parties
and verified by them-

Anirban K. Chatterjee

Advocate
High Court, Calcutta
WB 504/2002

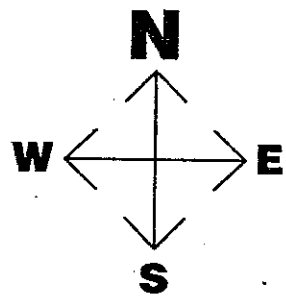
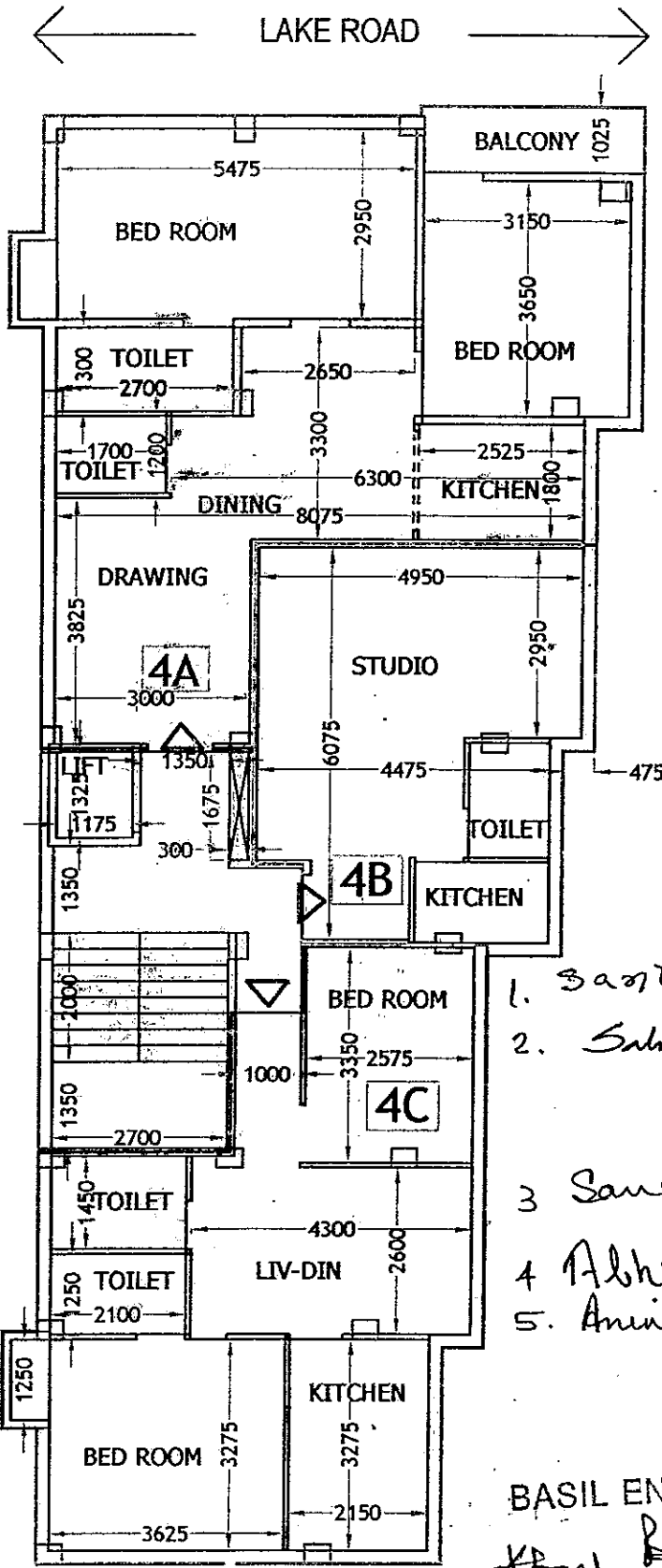


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DISTRICT SUP REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023

G+IV STORIED BUILDING AT 16A, KAVI BHARTI SARANI , WARD NO-87, BOROUGH-VIII



1. Sanya Chatterjee
2. Salma Sultana
3. Sandhya Banerjee
4. Abhijit Bhattacharjee
5. Anindita Banerjee

FOURTH FLOOR PLAN

BASIL ENGINEERS
Proprietor



SCALE 1:100
DATE : 15.07.22

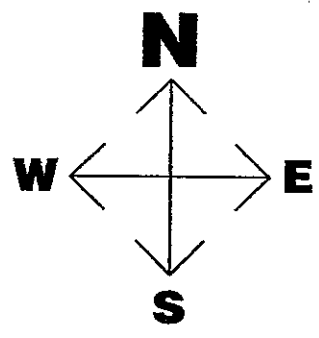
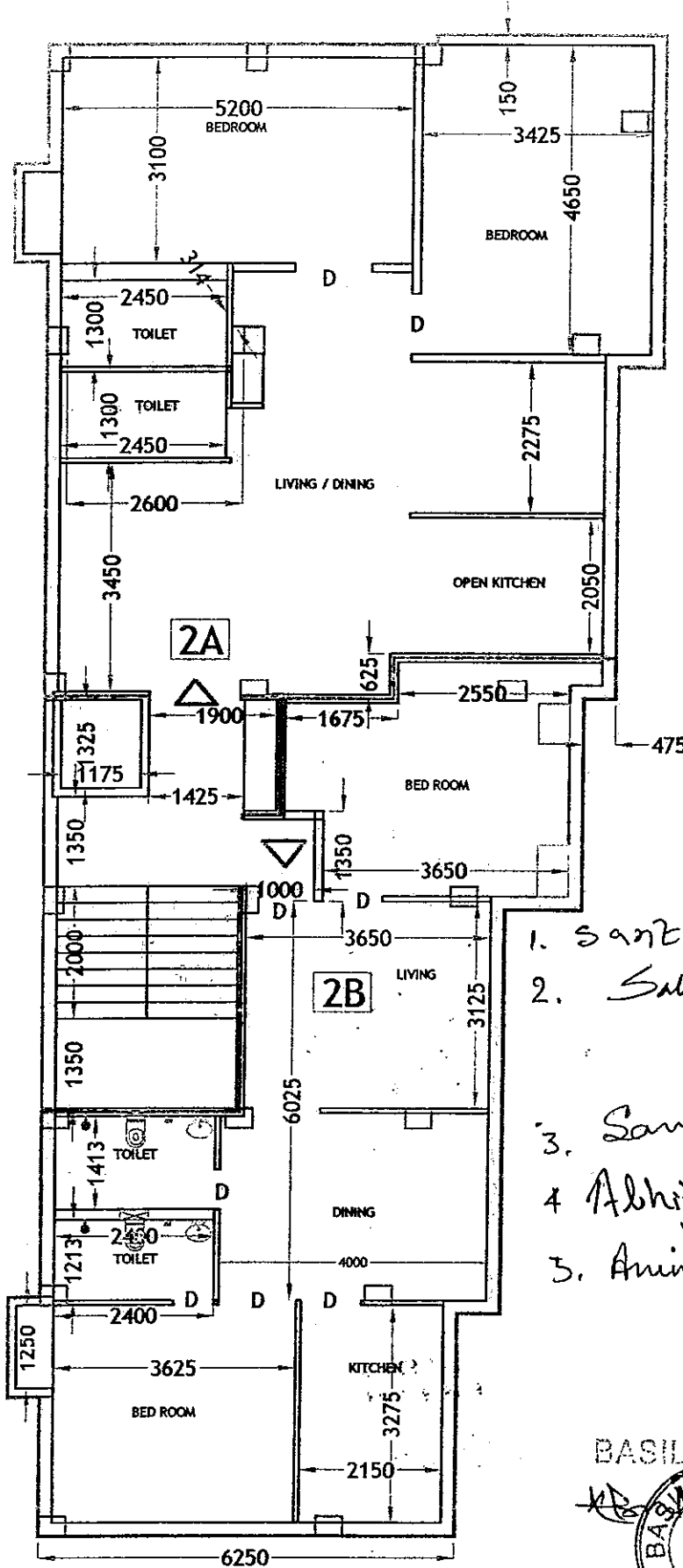
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIFORE
24 FEB 2023



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

1. Santa Chatterjee
2. Salma Sultana
3. Sandhya Banerjee
4. Abhijit Bhattacharya
5. Anindita Banerjee

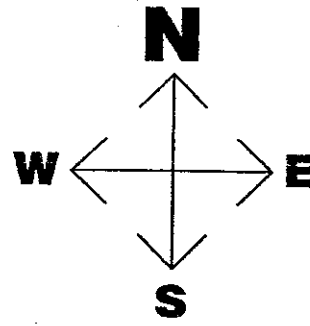
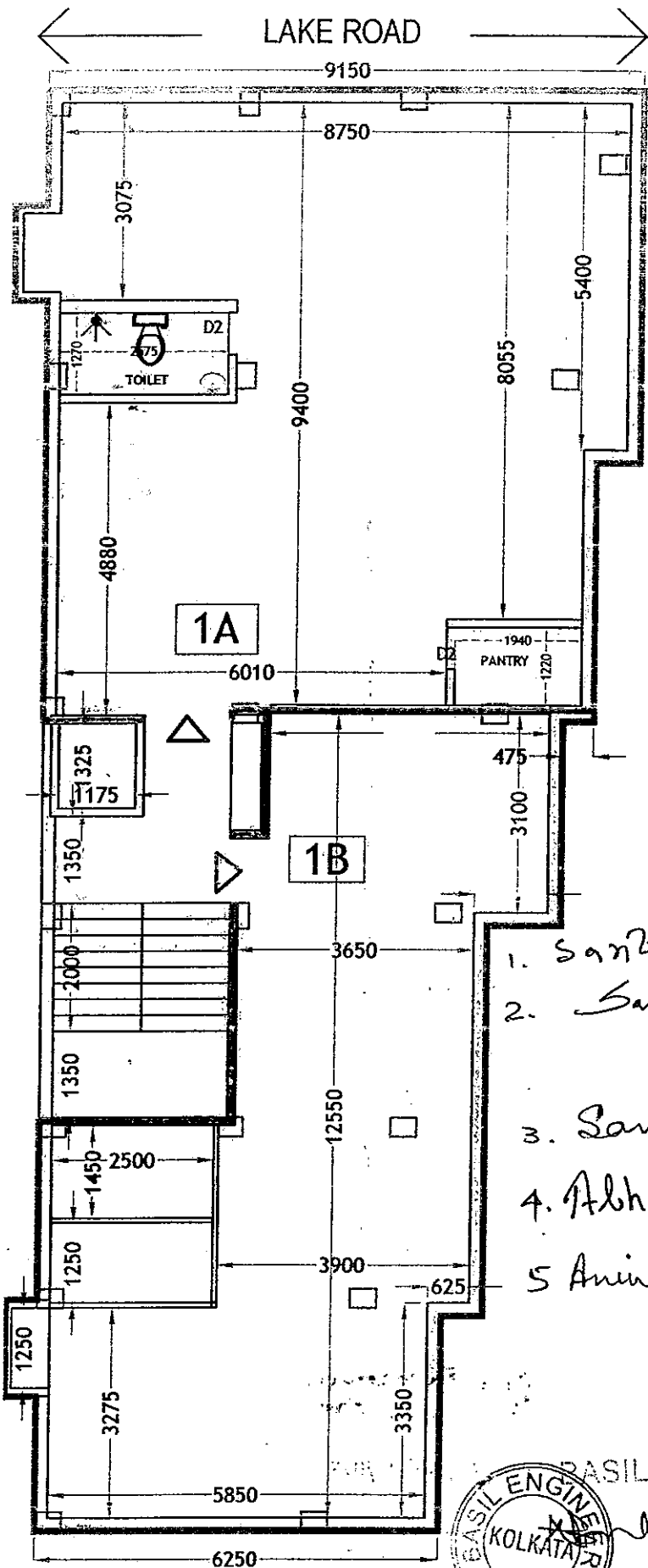
SECOND FLOOR PLAN

BASIL ENGINEERS
BASIL BNG.
 Proprietor

SCALE 1:100
DATE : 06.08.22



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023



1. Sanja Chatterjee
2. Salma Sultana
3. Sandhya Banerjee
4. Abhijit Bhattacharya
5. Anindita Banerjee



BASIL ENGINEERS
Basil Engineer
 Proprietor

FIRST FLOOR PLAN

SCALE 1:100
DATE : 15.07.22

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT













DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023

REVIS

SPECIMEN FORM FOR TEN FINGERPRINTS

Left Hand

Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 













Abul Basim Smea
Abul Basim Smea

Signature

Right Hand

Left Hand

Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 













Basim Smea

Signature

Right Hand

Left Hand

Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 













Sulma Sulma
Sulma Sulma

Signature

Right Hand

Left Hand

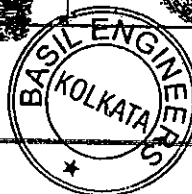
Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 



Sandhya Banerjee

Signature

Right Hand













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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS











Left Hand


Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 


Abhijit Bhattacharya
 Signature

Right Hand


Left Hand

Little finger 	Ring finger 	Middle finger 	Fore finger 	Thumb 
Thumb 	Fore finger 	Middle Finger 	Ring finger 	Little finger 


Anindita Banerji
 Signature

Right Hand

Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb 
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

PHOTO

Right Hand

Signature

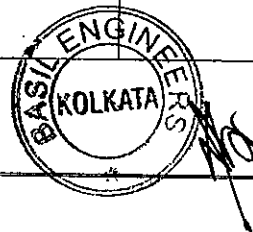
Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

PHOTO

Right Hand

Signature





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 FEB 2023


LAWYERS ASSOCIATION
 (INCORPORATED)
 511, Park Road, Kolkata - 700 017

Name: RYANTA MONDAL
 Sex: Male Marital Status: Married
 Address: VILL. UJARDURGAPUR, P.O. BHALKUTI,
P.S. LABUR, DIST. BISHNUPUR, PIN- 731201
 Age: 43 Years Occupation: LAWYER
 Membership No.: PE-1234
 Working Office: Alipore Police Court

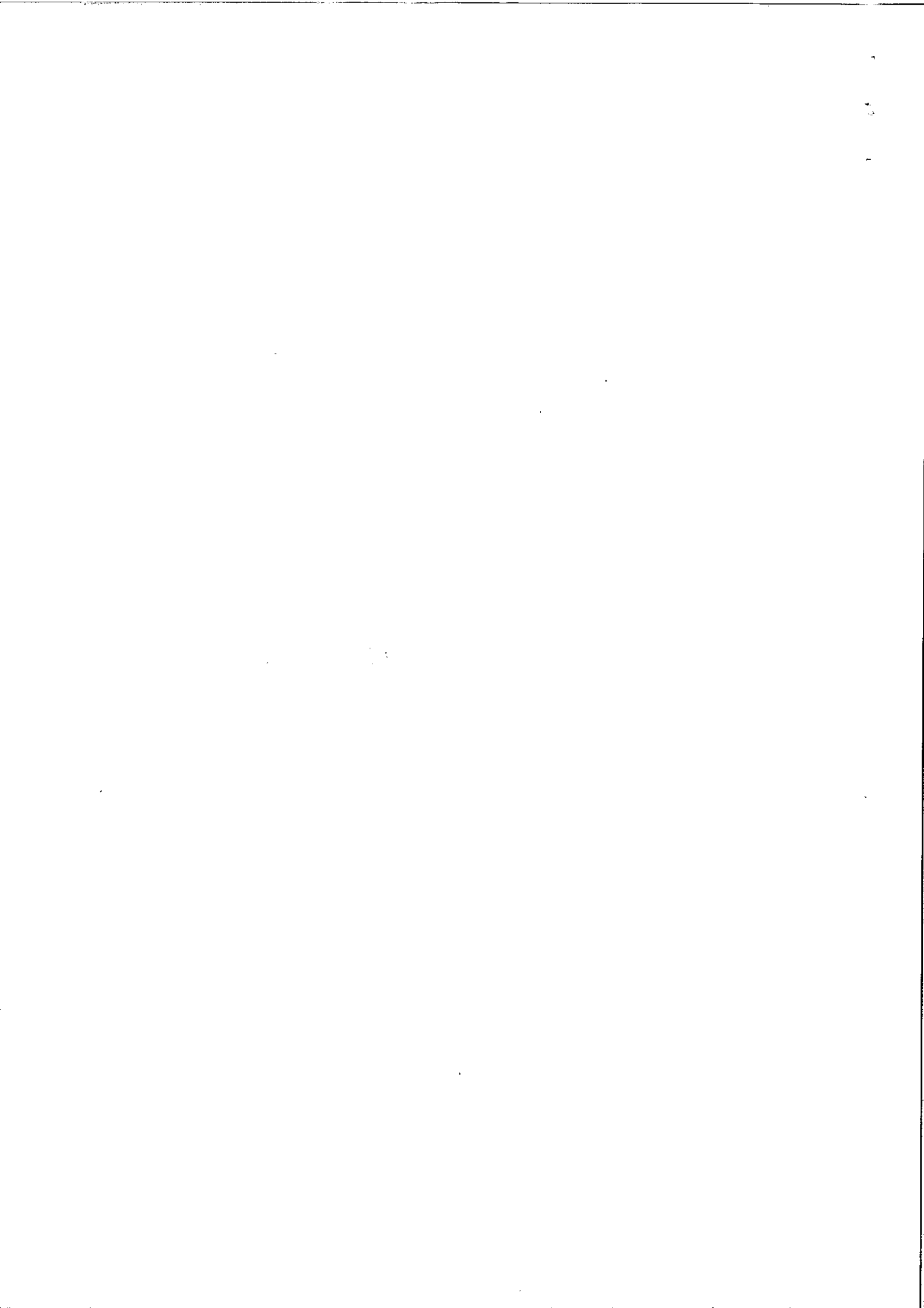
Validity: 2 Years

Place: Kolkata
 Issuing Date: 15.08.2021

Gen. Secretary, General Committee




[Handwritten signature]



Major Information of the Deed

Deed No	I-1603-02865/2023	Date of Registration	24/02/2023
Query No / Year	1603-2000190905/2023	Office where deed is registered	
Query Date	24/01/2023 9:10:59 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, 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. 2,60,00,000/-	Rs. 2,90,02,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 53/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabi Bharati Sarani, , Premises No: 16A, , Ward No: 087 Pin Code : 700029

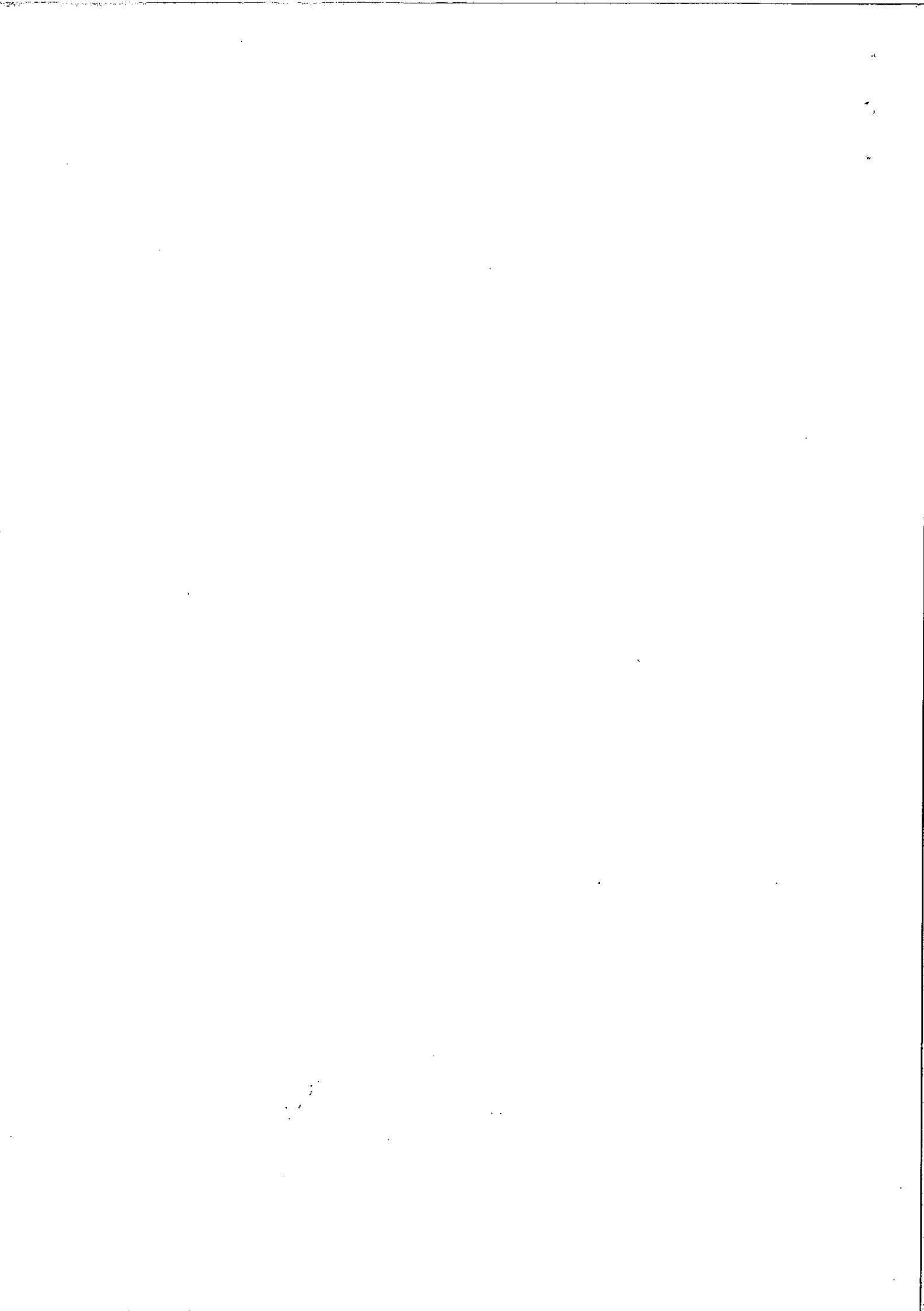
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 12 Chatak	2,50,00,000/-	2,77,87,500/-	Property is on Road
Grand Total :				7.8375Dec	250,00,000 /-	277,87,500 /-	

Structure Details :



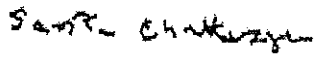
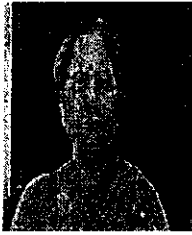

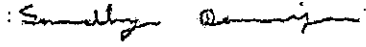


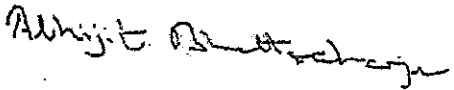
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	10,00,000/-	12,15,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1800 sq ft	10,00,000 /-	12,15,000 /-	



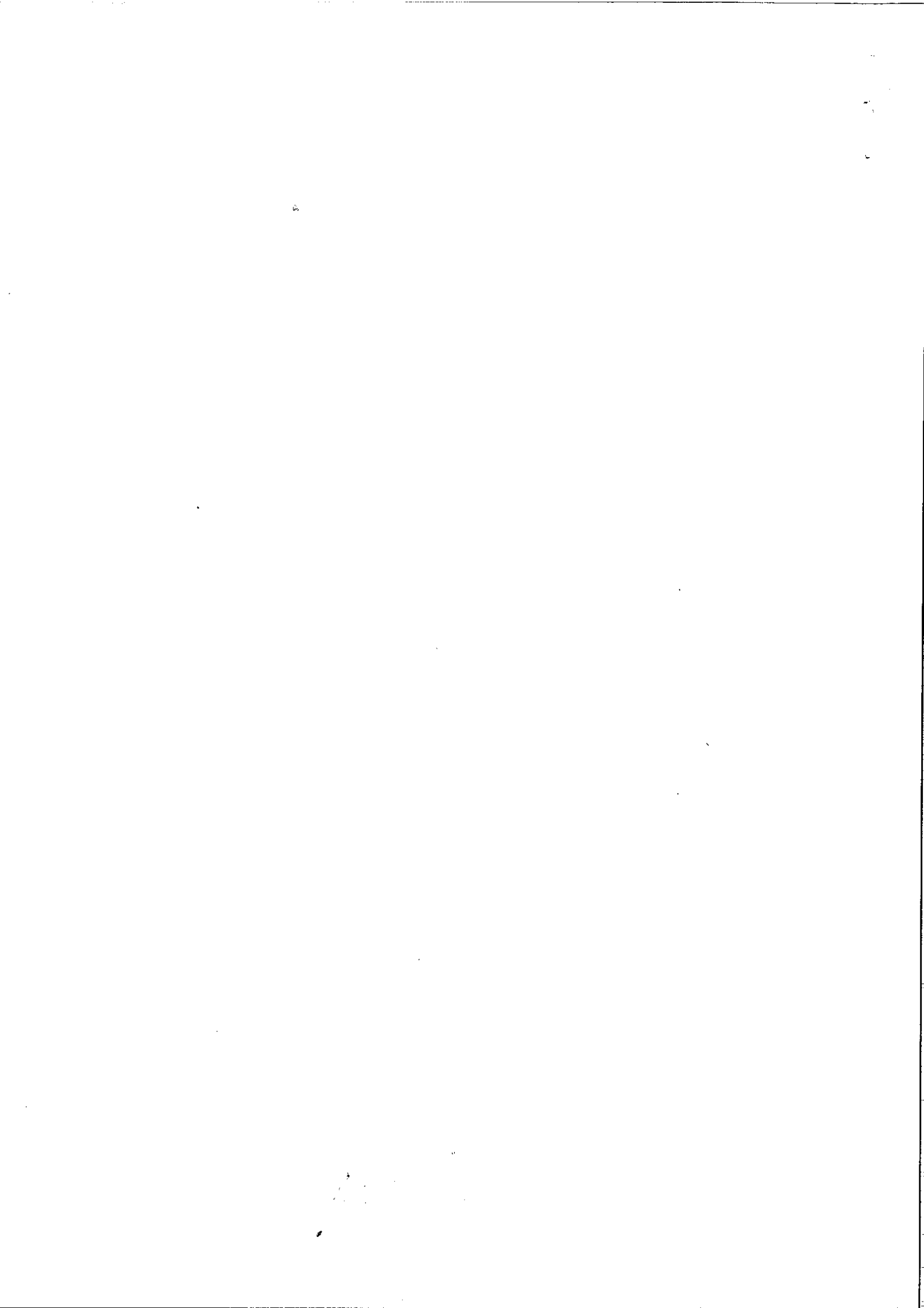
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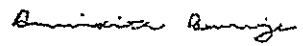


Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Santa Chatterjee, (Alias: Mrs Santa Chattopadhyay) Wife of Mr Deepak Kumar Chatterji Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
	24/02/2023	LTI 24/02/2023	24/02/2023	
16A,kabi Bharati Sarani, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aixxxxx5c, Aadhaar No: 96xxxxxxxx3942, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				
2	Mr Nirendranath Mukhopadhyay, (Alias: Mr Manindra Nath Mukherjee) Son of Late Manindra Nath Mukhopadhyay Dornachrr Str 34, City:- , P.O:- Pliezhausen, Germany, PIN:- 72124 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name Mrs Sandhya Banerjee Wife of Mr Goutam Banerjee Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
	24/02/2023	LTI 24/02/2023	24/02/2023	
18/1B,Purna Chandra Mitra Lane, City:- , P.O:- Charu Market, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aexxxxx0m, Aadhaar No: 83xxxxxxxx9728, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				
4	Name Mr Abhijit Bhattacharjee Son of Late Biswanath Bhattacharjee Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
	24/02/2023	LTI 24/02/2023	24/02/2023	
40,Bank Colony, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Aexxxxx1c, Aadhaar No: 89xxxxxxxx0385, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				





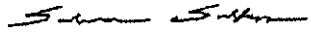


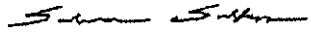


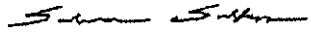


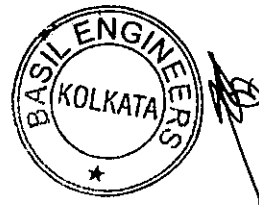
5	Name	Photo	Finger Print	Signature
	Mrs Anindita Banerjee Wife of Mr Kushal Banerjee Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office			
		24/02/2023	LTI 24/02/2023	24/02/2023
5,ramani Chatterjee Road, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Afxxxxxx5r, Aadhaar No: 37xxxxxxxx9482, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Office				

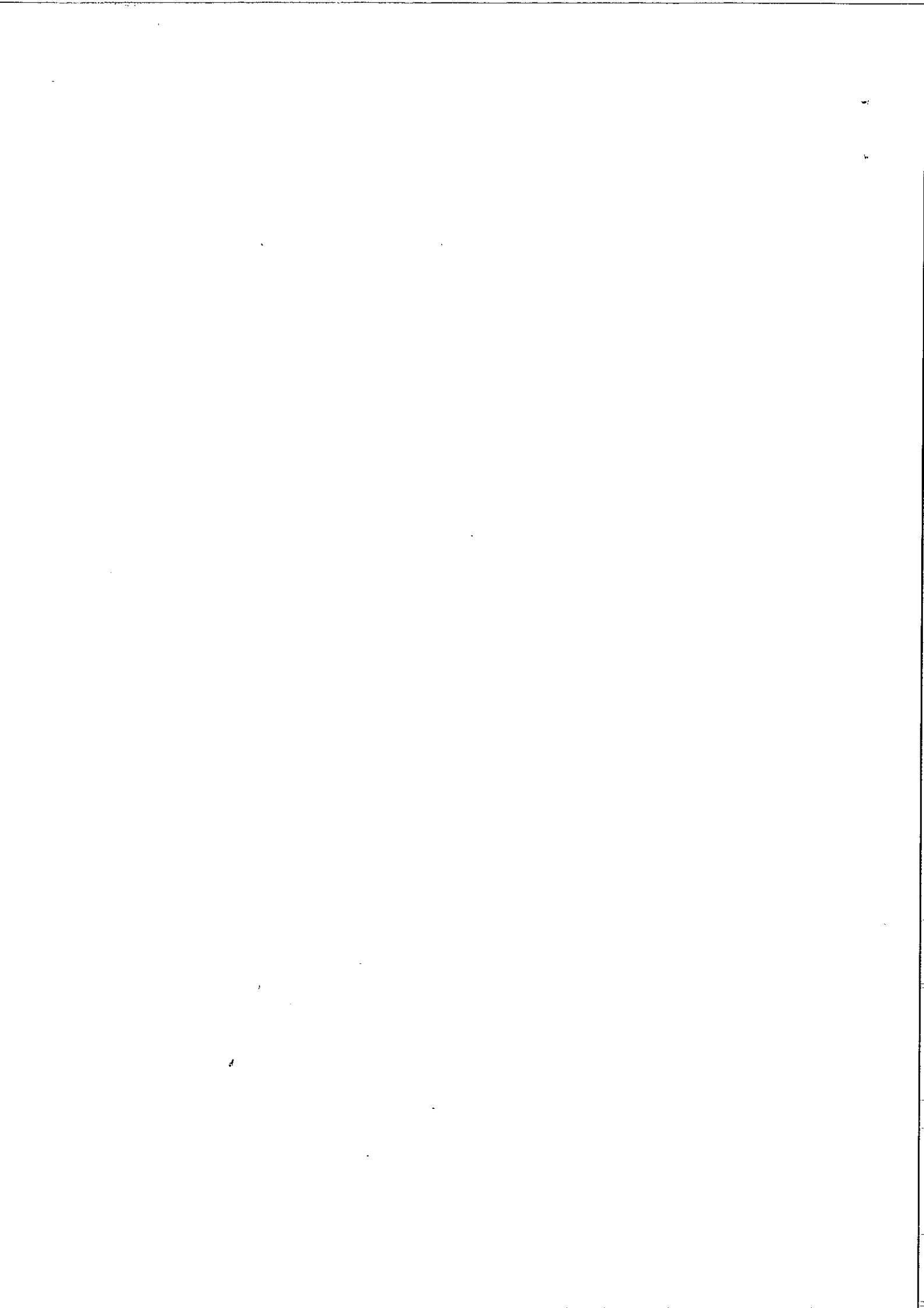
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S BASIL ENGINEERS 43C, Bibhuti Bhusan Bandyopadhyay Sarani, City:- , P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: Alxxxxx2b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



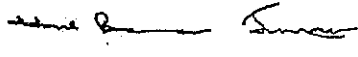
Attorney Details :

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> Mrs Salma Sultana Daughter of Sk. Abul Basar Sarkar Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 24 2023 11:38AM</td> <td>LTI 24/02/2023</td> <td>24/02/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Salma Sultana Daughter of Sk. Abul Basar Sarkar Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office					Feb 24 2023 11:38AM	LTI 24/02/2023	24/02/2023
Name	Photo	Finger Print	Signature										
Mrs Salma Sultana Daughter of Sk. Abul Basar Sarkar Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office													
	Feb 24 2023 11:38AM	LTI 24/02/2023	24/02/2023										
43C, Bibhuti Bhusan Bandyopadhyay Sarani, City:- , P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, , PAN No.:: Glxxxxxx5l, Aadhaar No: 66xxxxxxxx2335 Status : Attorney, Attorney of : Mr Nirendranath Mukhopadhyay													



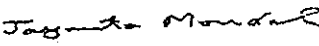




Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sekh Abul Basar Sarkar, (Alias Name: Mr Abul Basar Sarkar) (Presentant) Son of Late Ahmed Sarif Sarkar Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office			
		Feb 24 2023 11:35AM	LTI 24/02/2023	24/02/2023
43C, Bibhuti Bhusan Bandyopadhyay Sarani, City:- , P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx2b, Aadhaar No: 38xxxxxxxx9002 Status : Representative, Representative of : M S BASIL ENGINEERS (as Sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	24/02/2023	24/02/2023	24/02/2023
Identifier Of Mrs Santa Chatterjee, Mrs Sandhya Banerjee, Mr Abhijit Bhattacharjee, Mrs Anindita Banerjee, Mrs Salma Sultana, Sekh Abul Basar Sarkar			

Transfer of property for L1

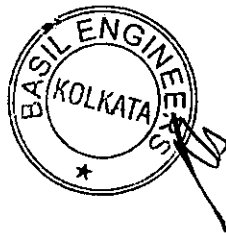
Sl.No	From	To. with area (Name-Area)
1	Mrs Santa Chatterjee	M S BASIL ENGINEERS-1.5675 Dec
2	Mr Nirendranath Mukhopadhyay	M S BASIL ENGINEERS-1.5675 Dec
3	Mrs Sandhya Banerjee	M S BASIL ENGINEERS-1.5675 Dec
4	Mr Abhijit Bhattacharjee	M S BASIL ENGINEERS-1.5675 Dec
5	Mrs Anindita Banerjee	M S BASIL ENGINEERS-1.5675 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Santa Chatterjee	M S BASIL ENGINEERS-360.00000000 Sq Ft
2	Mr Nirendranath Mukhopadhyay	M S BASIL ENGINEERS-360.00000000 Sq Ft
3	Mrs Sandhya Banerjee	M S BASIL ENGINEERS-360.00000000 Sq Ft
4	Mr Abhijit Bhattacharjee	M S BASIL ENGINEERS-360.00000000 Sq Ft
5	Mrs Anindita Banerjee	M S BASIL ENGINEERS-360.00000000 Sq Ft



1000



On 24-02-2023

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 11:07 hrs on 24-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Sekh Abul Basar Sarkar Alias Mr Abul Basar Sarkar,.

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 2,90,02,500/-

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

Execution is admitted on 24/02/2023 by 1. Mrs Santa Chatterjee, Alias Mrs Santa Chattopadhyay, Wife of Mr Deepak Kumar Chatterji, 16A, kabi Bharati Sarani, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mrs Sandhya Banerjee, Wife of Mr Goutam Banerjee, 18/1B, Purna Chandra Mitra Lane, P.O: Charu Market, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 3. Mr Abhijit Bhattacharjee, Son of Late Biswanath Bhattacharjee, 40, Bank Colony, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 4. Mrs Anindita Banerjee, Wife of Mr Kushal Banerjee, 5, ramani Chatterjee Road, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-02-2023 by Sekh Abul Basar Sarkar, , Mr Abul Basar Sarkar Sole proprietor, M S BASIL ENGINEERS (Sole Proprietorship), 43C, Bibhuti Bhusan Bandyopadhyay Sarani, City:- , P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Attorney

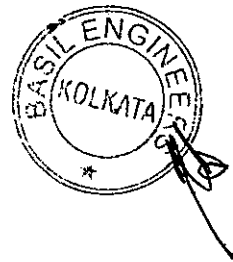
Execution by Mrs Salma Sultana, , Daughter of Sk. Abul Basar Sarkar, 43C, Bibhuti Bhusan Bandyopadhyay Sarani, P.O: Karaya, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Muslim, by profession Others as constituted attorney for Mr Nirendranath Mukhopadhyay , Mr Manindra Nath Mukherjee Dornachrr Str 34, P.O: Pliezhausen, Germany, PIN - 72124 is admitted by him

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2023 6:15PM with Govt. Ref. No: 192022230301903528 on 19-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5688730300913 on 19-02-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,970/-

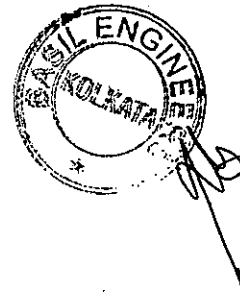
Description of Stamp

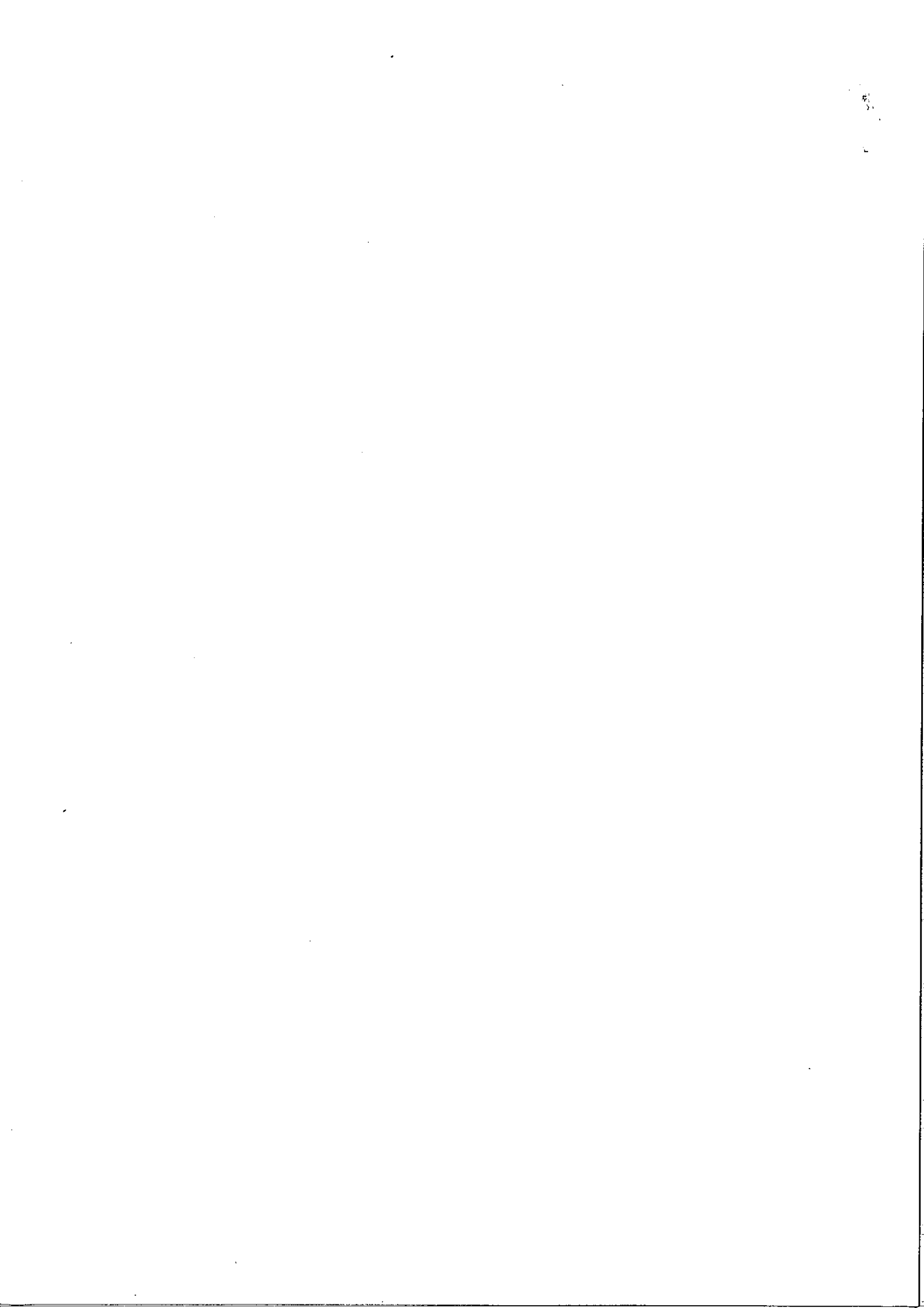
1. Stamp: Type: Impressed, Serial no 213, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2023 6:15PM with Govt. Ref. No: 192022230301903528 on 19-02-2023, Amount Rs: 39,970/- Bank: SBI EPay (SBlePay), Ref. No. 5688730300913 on 19-02-2023, 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

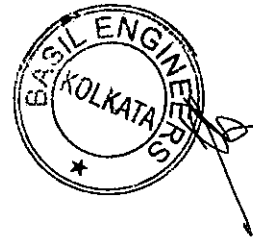
Volume number 1603-2023, Page from 103165 to 103232
being No 160302865 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.09 18:10:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/09 06:10:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

