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भारत INDIA

INDIA NON JUDICIAL

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Additional Registrar of Assurances-II Kolkata

Certified that the document admitted to registration has the signature and endorsement are the part of the document

Additional Registrar of Assurances-II Kolkata

14 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 14th Day of December, Two thousand and Twenty Two (2022)

BETWEEN

(1) SHRI SUBHAS KUNDU, (PAN: AGBPK0628B), (AADHAAR NO: 9878 7504 1456), Mobile No. 9007777671), Son of Late

40/280

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THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES

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Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga.

(2) SHRI SUKUMAR KUNDU, (PAN: DAPPK1607B), (AADHAAR NO: 4657 3726 1538), Mobile No. 9674609346), Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. – Ultadanga;

(3) SHRI SANAT KUNDU, (PAN: CVDPK5852L), (AADHAAR NO:2356 1324 0957), Mobile No. 6291545104), Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premise No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga hereinafter collectively called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**

A N D

UNIK CONSTRUCTION . CO, (PAN: AADFU5162A), A Partnership Firm having its office at 13 / 8D, Ariff Road, Post Office and Police Station - Ultadanga, Kolkata – 700 067

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represented by its two partners: **1) SHRI SAMIR KUNDU** (**PAN: ANAPK6573D**), **AADHAAR NO. : 8983 7995 5531**, **Mobile No. 89104 27122**), Son of Late Jadav Chandra Kundu, by faith -Hindu, by Occupation - Business, by Nationality - Indian residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga, Kolkata-700067 and **2) SHRI RAKESH KUNDU** (**PAN: AFTPK2741L**), (**AADHAAR NO. : 7209 9231 4322**), (**Mobile No. 98049 69686**), Son of Sri Ranajit Kumar Kundu, by faith -Hindu, by Occupation : Business, by Nationality - Indian, residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga , Kolkata-700067 , hereinafter called and referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successors – In – Office, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS One Sri Ramendra Ranjan Kundu (since deceased), son of Late Bipin Bihari Kundu was the Owner of ALL THAT partly two and partly three storied bricked built building messuage tenement heriditaments and premises together with rent free land thereunto belonging and containing an area of 4 Cottahs, 3 Chittacks, be the same a little more or less situated and lying at and being premises no. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla together

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with a strip of land containing and area of 2 Chittacks and 10 Sq. ft. more or less from the adjacent Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla making together 4 Cottahs, 5 Chittacks, and 10 sq. ft. in the town of Kolkata through Deed of Conveyance dated 21st July 1972, which was registered and executed in the office of Registrar of Assurances Calcutta, vide Book No. – I, Volume No. – 119, Pages – 124 to 135 being number 3674, for the year 1972.

AND WHEREAS at present Sri Ramendra Ranjan Kundu died intestate on 08.12.2004 leaving behind his three sons and wife as a legal heirs and heiress of the said property Shri Subhas Kundu, , Shri Sukumar Kundu, Shri Sanat Kundu, Smt. Kalyani Kundu (since deceased), as his legal heirs who became joint Owners of the Schedule Property and after the said Smt Kalyani Kundu, wife of Late Ramendra Ranjan Kundu, died intestate on 21/04/2010 leaving behind his said three sons as legal heirs now became Joint Owners of the Scheduled Property and their joint names duly mutated in the Kolkata Municipal Office, instead of deceased Ramendra Ranjan Kundu, on Intestate Succession Ground through simple/one visit Mutation Case No. – 0/012/20 – APR – 22/135367 morefully and particularly detailed below in the Schedule –"A" .

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AND WHEREAS All the Owners/ Vendors desire to develop the said property into a multistoried building on the said premises but they have no fund and experience to develop the property according to their capacity so they contact with the developer herein. The Developer also has agreed to construct a multistoried building as per terms and conditions of the registered Development Agreement and Development Power of Attorney. For this reason both the parties have agreed to enter into Memorandum of Understanding under the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

DEFINITIONS

In this agreement the following terms unless when contrary to the context mean and include the following:

a) **OWNERS** shall mean and include:

(1) SHRI SUBHAS KUNDU, Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga.

(2) SHRI SUKUMAR KUNDU, Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at

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Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga .

(3) SHRI SANAT KUNDU, Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premise No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga and their heirs, executors, administrators, legal representatives and assigns.

b) **DEVELOPER** shall mean and include:

UNIK CONSTRUCTION.CO, A Partnership Firm having its office at 13/8D, Ariff Road, P.O. and P.S. at Ultadanga, Kolkata – 700 067 represented by its two Partners: **(1) SHRI SAMIR KUNDU** (**PAN: ANAPK6573D**), **AADHAAR NO. : 8983 7995 5531**, **Mobile No. 89104 27122**), Son of Late Jadav Chandra Kundu, by faith -Hindu, by Occupation - Business, by Nationality - Indian residing at Premises No.13/8D, Ariff Road, P.O. & P.S.- Ultadanga, Kolkata- 700067 and **(2) SHRI RAKESH KUNDU** (**PAN: AFTPK2741L**), (**AADHAAR NO. : 7209 9231 4322**), (**Mobile No. 98049 69686**), Son of Sri Ranajit Kumar Kundu, by faith -Hindu, by Occupation : Business, by Nationality -Indian, residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga , Kolkata-700067.

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c) **PROPOSED SANCTION:** shall mean which would be sanctioned by the Kolkata Municipal Corporation of premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla.

d) **OWNER'S ALLOCATION:** shall mean the Owners namely 1) Subhash Kundu will get 1200 sq. ft. area on the 3rd Floor Back Portion 2) Sukumar Kundu will get 1200 sq. ft. Area on the 2nd Floor Front Portion and 3) Sanat Kundu will get 1600 sq. ft. area on the 4th Floor Front Side i.e. all that 50% Cover area of Multi – Storey Building in each floor of sanctioned plan which shall be issued from the Kolkata Municipal Corporation together with the proportionate share of land and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "B".

d(i) If The Developer construct portion of the additional floor as per approval by the K.M.C. for tenanted area on the top floor in own cost, the said portion of the top floor shall be entitled by the Developer only.

e) **DEVELOPER'S ALLOCATION:** shall mean the rest of the covered area i.e. 50% cover area of Multi – Storey Building in each floor of the proposed sanctioned plan to be issued from the Kolkata Municipal Corporation together with proportionate share

of land and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "C".

f) **COMMON FACILITIES AND AMENITIES:** shall include corridors roof, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment provisions maintenance and/or management of the building morefully and particularly detailed below in the Schedule "D".

g) **PROPORTIONATE SHARE:** with all its cognate variations shall mean such ratio which the covered area of any Unit shall be in relation to the covered area of all the units in the proposed building.

h) **TIME:** the building shall be completed within 30 (Thirty) Months from the date of sanction plan by the K.M.C. and after handover vacant possession by the Owner and Tenant and if the building doesn't get complete within the stipulated period due to Natural Calamities or otherwise, then another 6 (Six) months will be considered by the Owners to the Developer to complete the aforesaid building.

i) **SPECIFICATIONS:** shall mean the specifications of work for completing the new building as stated morefully and particularly described in Schedule "E".

j) **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

k) **ARCHITECT:** shall mean such person or persons who may be appointed by the Developer for designing and planning of the proposed building to be constructed on the said premises.

k)i) The Structural Engineer shall be approved for Soil Test as well as Sanctioned Plan issued by the Kolkata Municipal Corporation.

l) **FLOOR AREA RATIO:** shall mean the floor area ratio available maximum for the purpose of the sanction of the building plan from the Kolkata Municipal Corporation for the construction purpose of the said premises as per building rules now prevailing.

m) **ROOF:** shall mean and include the entire open space on the top of the building to be constructed excluding the space provided for installation of overhead tank, staircase cover.

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n) **LEGAL PROCEEDINGS:** That in case of any dispute and difference comes between each other, then the Developer's Advocate Mr. Tanmoy Kumar Dey, shall be appointed as Arbitrator to negotiate the disputes among themselves by way of Arbitration and Counciliation Act, 1996. (The Owners and the Developer shall strictly comply with the terms and conditions as mentioned in the Agreement for Development and in violation of any cause by any Party the other Party shall have the right, liberty and authority to move before competent court of law, through Specific Performance of contract for enforcement of the Agreement.)

2. This Agreement shall be deem to have been commenced with effect from the date of signing of the agreement and shall remain in force and effect till completion of the project.

3. **THE OWNERS DECLARE AS FOLLOWS:**

i) That all Original copies of relevant papers and documents relating to the said property have already been delivered to the Developer simultaneously with the execution of this agreement to satisfy about the title of the property and the Owners shall also be liable to produce any other deeds and documents, if necessary, for further investigation of title of the Owners and

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also answerable against requisitions on title as may be necessary by the Developer or the intending purchasers, or the nominee or nominees of the Developer to the satisfaction of the Developer's advocate.

ii) That the Owners had or have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force and the said Premises it is free from all encumbrances whatsoever as a good marketable title thereto.

iii) That the Owners had or have not entered into any Agreement for sale, lease, development or otherwise for transfer and/or development of the said premises mentioned herein or any part or portion thereof in favour of any other person other than the Developer herein.

iv) That the Owners shall not interfere in between create any kind of Legal or Illegal interference until the project has been completed by the Developer and handed over the Owners Allocation to the Owners.

v) If the property in question is found disputed or defected, then the Owners shall clear the disputes within 1 month from signing this Agreement in their own cost and expenses.

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4. That simultaneously with the execution of this Agreement the Owners shall also execute a Registered Power of Attorney in favour of the Developer enabling and/or empowering the Developers to conduct all necessary works of Development of the said property including the power to rectify or alter the plan and to enter into Agreement for Sale of the Developer's allocation mentioned herein with the intending purchaser(s).

5. **THE OWNERS AND DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS :**

a) That the Developer shall at their own costs and expenses construct and complete the new multi-storey or high rise building at the said premises in accordance with the sanctioned plan which would be sanctioned by the Kolkata Municipal corporation and shall confirm the specification at work as mentioned in the Schedule 'E" hereunder written as may be recommended by the Architect from time to time appointed for the decision of the Architects regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification.

b) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises have been paid by the

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Developer and any outstanding tax liability, if found in future upto the date of execution of the final agreement for development shall be the liability of the Developer to pay the same and accordingly shall be paid by the Developer, for which the Owners shall not be held liable and/or responsible.

c) That the Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building, according to sanction plan.

d) That the Developer shall by all statutory rules and regulations, bye/law etc. as the case may be and shall be responsible for any deviation violation and/or breach of any the said laws, bye-laws rules and regulations. If the G.S.T. is implemented by the Govt. for new proposed building, then the Developers and Owners shall equally pay.

e) That the Owners shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant agreement remain in force.

f) That after completion of construction of the building , within time, the Developer shall handover the portion of Owners allocation i. e. 50% ratio to the Owners. The Developer shall have the right , liberty and authority to sell out of their 50 % ratio allotted portion to his nominated person and to realized the cost of construction including profits of the business and the

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Developer shall have exclusive right to fix up the price of the flat, garage space etc. in respect of their allotted portion. The Owners shall not claim a single farthing from the Developer from the account of the Developer for the purpose of selling out the allotted portion of the Developer.

6. **DEVELOPER'S RIGHT AND OBLIGATION:-**

a) The Owners hereby grant subject to what has been hereunder provided, exclusive right to develop, to built upon the said premises by constructing a new building thereon in accordance with the sanction plan of the Kolkata Municipality Corporation entirely at the cost and expenses of the Developer, subsequent modification and amendment of the sanction plan, if require, shall be by the Developer at his own cost.

b) Nothing in the presence shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developer's Allocation.

c) The Developer shall abide by all the laws, bye laws, rules and regulations of the Government and local statutory bodies and

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shall remain responsible for any deviation, violation and breach of such law, bye law, rules regulations etc.

d) The Developer shall not sell or encumber in any manner the Owner's allocation in the building and shall not also prevent the Owners in any way to enjoy sell, assign their allocated portion.

e) After the date of execution of this agreement, the Developer shall pay and discharge all taxes and outgoings including the Municipal Taxes etc. that may be levied by any public body or other authorities. The Developer shall indemnify and keep indemnified the Owners from and against nonpayment thereof since the date of execution of the Agreement.

f) The Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owners or effecting their estate and interest in the said property and the Developer shall keep the Owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.

7. **CONSIDERATION AND SPACE ALLOCATION**:-

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i) In consideration of the Owners having agreed to allow exclusive right to commercial exploitation of the said Premises and also to built and construct the portion of the building described as Owner's allocation at the cost of the Developer and the Developer has agreed to construct at a time and has also agreed not to demand any money on the account from the Owners.

ii) The Developer shall be entitled to sell his allotted portion to the intending purchasers for residential and commercial use and for that purpose shall have the right to enter into Agreement / Agreements with the proposed purchaser / purchasers and to realize part payment or full consideration from the intending Purchaser / Purchasers on its own account.

iii) The Developer shall indemnify and keep indemnified the owners against all damages, losses, costs charges expenses that will be incurred or suffered by the owner.

8. **THE OWNERS AND THE DEVELOPER FURTHER HEREBY AGREE AND COVENANTS AS FOLLOWS:-**

a) That the existing structure on the said premises shall be demolished by the Developer as per sanctioned plan of the

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K.M.C. and the Developer shall be entitled to dispose of the building materials at such price as he deem fit and proper and the Owners shall have no claim over such sale proceeds.

b) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, Lift, sewerage system of the building, Car Parking Space etc. shall be treated as common utility area of the Owners and other Flat Owners of the said building morefully and particularly detailed below in the Schedule "E".

c) That both the parties shall have the right and liberty to move before the competent court of law to enforce the Agreement in case of non-fulfillment of the terms of the agreement by any party.

d) That the Developer on and from the date of execution of the agreement shall be liable to pay Municipal Taxes till handover the possession of the flat to the Owners and also shall bear all cost of construction including sanction plan and/or other expenses which may be required for the purpose of construction of the said proposed building and after obtaining possession of the allotted flats, the Owners shall start to pay

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Municipal Taxes to the Municipal authority in respect of his/ their allocated area/ areas.

e) That the Owners hereby declare and confirm that they shall co-operate with the Developer in all respect as per sanctioned plan and specification to complete the building within the mentioned time and shall sign and execute all necessary documents including any Agreement for Sale, Deed of Conveyance in respect of the allocated portion of the Developer in favour of the nominated persons of the Developer at once and shall be present in the Registration Office to complete the process of registration of Deed of Conveyance time to time in respect of the Developer's allocation in front of his nominated person.

f) That the Developer shall arrange for shifting of the Owners from the date of handover the possession of the property at the cost of Developer during the construction period till the handover of the Owner's Allocation.

g) That in case the Developer fail to complete the said development work within the stipulated time as mentioned hereinabove, the Owners apart from their right to cancel this agreement shall also claim damages against the Developer.

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h) That in case of any dispute and difference comes between each other, then the Developer's Advocate Mr. Tanmoy Kumar Dey, shall be appointed as Arbitrator to negotiate the disputes among themselves by way of Arbitration and Conciliation Act, 1996.

SCHEDULE "A" ABOVE REFERRED TO

(ENTIRE PROPERTY)

ALL THAT partly two and partly three storied bricked built building messuage tenement heriditaments and premises together with rent free land thereunto belonging and containing an area of 4 Cottahs, 3 Chittacks, be the same a little more or less situated and lying at and being premises no. 12, Ultadanga Road, Kolkata - 700 004, P.S. - Burtolla together with a strip of land containing and area of 2 Chittacks and 10 Sq. ft. more or less from the adjacent Premises No. 12, Ultadanga Road, Kolkata - 700 004, P.S. - Burtolla making altogether 4 Cottahs, 5 Chittacks, and 10 sq. ft. in the town of Kolkata butted and bounded in the manner as follows:

On the North : By Wide Ultadanga Road

On the South : By Premises No. 10E, Ultadanga Road

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On the East : By Premises No. 14, Ultadanga Road

On the West : By remaining portion of Premises No. 10D, Ultadanga Road.

SCHEDULE "B" PROPERTY

[OWNER(S) ALLOCATION]

SHALL MEAN ALL THAT the Owners namely 1) Subhash Kundu will get 1200 sq. ft. area on the 3rd Floor Back Portion 2) Sukumar Kundu will get 1200 sq. ft. Area on the 2nd Floor Front Portion and 3) Sanat Kundu will get 1600 sq. ft. area on the 4th Floor Front Side i.e. all that 50% Cover area of Multi - Storey Building in each floor of sanctioned plan which shall be issued from the Kolkata Municipal Corporation together with the proportionate share of land and all other easement and appurtenances thereto. The owner allocation will be effected after partition.

SCHEDULE "C" OF THE PROPERTY
(DEVELOPER'S ALLOCATION)

SHALL MEAN the remaining **ALL THAT** covered area of the 50% share of total F.A.R. of the proposed sanction plan of the Kolkata Municipal Corporation together with the proportionate share of land and all other easement and appurtenances thereof. The distribution of the floor/flat shall be settled after obtaining sanction

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plan from the Kolkata Municipal Corporation together with proportionate share of land and all other easement and appurtenances thereto.

SCHEDULE "D" OF THE PROPERTY

(COMMON AREA)

1. The entire land underneath the multi - storey building mentioned in the Schedule "A".
2. Lift, lift wall, lift machine and its accessories, installation, lift room.
3. Stair case on all floors of the said multi - storey building, stair case landing of all floors.
4. Common paths passages and areas excepting expressly such areas on the land and the multi - storey building as are not needed or held or intended for use by the particular person but including beam foundation and support.
5. Drive away and lobby on the ground floor and basement floor save and except the car parking areas on the basement floor and/or the ground floor and the several portions on the ground floor.
6. Low tension and high tension electrical installation room on the ground floor, and all electrical wiring and fittings

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(excluding only those as are installed within the excluding area of any unit and/or exclusively reserved for its use).

7. Portion of terrace where water tanks and lift installations are subject to Owners right to alter such portion at its own costs without causing inconvenience to the Purchasers.

8. Meter room on the ground floor and all meters and fittings (excluding those as are installed within the exclusive area of any block and/or reserved for any particular block.

9. Such other common paths, areas, equipments, installations, fittings, fixtures and access in or about the building or the land as area necessary for passage to or user and occupancy of the block in common with the Co-Owners and/or Occupiers of the land, the multi - storey building or portion thereof water at present or future to be constructed on the land or the multi - storey building excluded the terrace parapet wall, terrace, car parking space on the ground floor.

10. Water pump, underground and overhead water tank, water pipes and other common plumbing installations (save and except those are exclusively within and for use of any unit).

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11. Electrical wiring, meters and fitting (excluding those as are installed for any particular flat), common electric meter box.
12. Drainage and sewerage.
13. Main gate of the multi - storey building and its boundary wall and the passages.

SCHEDULE 'E' OF THE PROPERTY

(SPECIFICATION OF WORK)

Specification of materials for construction of multi - storey building at 12, Ultadanga Road, Kolkata -700 004, P.S. – Burtolla.

BUILDING :

1. The plinth is R.C.C. frame (M 20 Grade) of multi - storey building with R.C.C. Plinth Beam having flats on each floor.
2. The foundation of the multi - storey building is of R.C.C. isolated square feet (M 25 grade 1:1:2).
3. Slab thickness is 4/5" as per structural drawing.
4. 8th, 5th & 3rd brick work walls with 1:5, 1:4 & 1:3 sand cement mortar respectively.

PLASTERING :

1. Outside 3/4th thick 1:5 sand cement mortar.
2. Inside ½" thick 1:4 sand cement mortar.

1

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3. Ceiling and concrete surface ¼" thick 3/11 sand cement mortar.

FLOORING :

1. All floors and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be finished with vitrified tiles of 2 x 2.
2. In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with Vitrified tiles.
3. Service area such as pump room, garage space and other mandatory open space shall be of Mosaic Floor or Mosaic Tiles finished.
4. Toilet shall be marble finished.

DOOR & WINDOWS :

1. All doors will have Sal wood frame with Plywood Door.
2. All windows will be of standard quality grilled frame. Thick Hazy glass.
3. All other doors will have plywood.

SANITARY & PLUMBING :

1) Bathroom;

a) Two commode (Indian and One Commode) .

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b) All Bib cock and taps will be of I.S.I. marks (Parryware/Jaguar).

c) Standard quality tiles shall be fixed upto 6" height from floor level.

d) One Geyser Point.

KITCHEN :

a) R.C.C. cooking platform will be black stone finished and all windowsill gray cast in situ net cement finished one ½" tap over sink.

b) One kitchen sink of standard quality.

c) Concealed pipe lines of approved quality for water will be provided.

d) Standard quality tiles shall be fixed up to 3' height from floor level on the cooking platform.

PIPELINES :

a) All rain water pipes, soil and waste water pipes shall be of high density P.V.C. pipe (Supreme Pipes).

b) All underground sewer line, guilly pit etc. shall be of earthen tube.

c) Distribution of water line from over head reservoir shall be of ISI brands G.I./P.V.C. pipe.

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ELECTRICAL:

1. Bed rooms;

a) 1 three pin plug point (5 Amp)

b) 3 light point

c) 1fan point

d) 1 A.C. point

2. Living/Dining/Kitchen :

a) 3 light point, One Fan Point.

b) 3 three pin plug point for T.V. and other purposes.

c) Kitchen will be provided with a Exhaust Fan Point.

3. **TOILET :**

a. One light point

b. One Exhaust fan point

c. Verandah.

d. One light point.

5. **FINISHING:**

a) All outside surface of steel windows shall be steel primer cost with coats of Asian Paints/ Berger Paints.

b) All interior surfaces shall have sand cement (5:1) finished with Putty only.

c) Overhead and underground tank as per sanction plan.

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d) The windows shall have aluminium channel.

e) The floor of the entire multi - storey building shall be finished with net cement.

6. Common meter room on common surface under the stair case and the Developer shall bring electric cable through C.E.S.C. at his own cost upto the common meter box and the owner shall bring the separate meter and the security amount to bring separate electric meter shall be born by the owner respectively and if any purchaser(s) of the said property desire to bring separate electric meter at his own cost he shall have the right to do so and the said meter shall be install at the common electric meter box of the premises.

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

WITNESSES :

1. Subhankar Kundu
12, Ultadanga Rd.
Kol - 4.

2. Sudip Mukherjee
82/18 M. N. K Rd
Kol - 36

Subhankar Kundu.
Sukumar Kundu.
Sampat Kundu

SIGNATURE OF THE OWNERS

UNIK CONSTRUCTION CO.
Samir Kundu
Partner
Partner

SIGNATURE OF THE DEVELOPERS

Drafted by :

Advocate
High Court, Calcutta
End. No - F-1638/1618/2001

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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Sukhen Kumar		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
Sunkumar Kr.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
Samar Kundu		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
Somirkumar		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2022

Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Rakesh Kumar		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2022

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

14122022202142543 1

GRIPS Payment Detail

GRIPS Payment ID:	14122022202142543 1	**Payment Init. Date:**	14/12/2022 09:26:23
Total Amount:	39941	**No of GRN:**	1
Bank/Gateway:	State Bank of India	**Payment Mode:**	Online Payment
BRN:	IK0BZYOXW2	**BRN Date:**	14/12/2022 09:29:43
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	santanu ghosh
Mobile:	9831897670

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230214254331	Directorate of Registration & Stamp Revenue	39941
		Total	**39941**

IN WORDS: **THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

PAID

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

192022230214254331

GRN Details

GRN:	192022230214254331	**Payment Mode:**	Online Payment
GRN Date:	14/12/2022 09:26:23	**Bank/Gateway:**	State Bank of India
BRN :	IK0BZYOXW2	**BRN Date:**	14/12/2022 09:29:43
GRIPS Payment ID:	141220222021425431	**Payment Init. Date:**	14/12/2022 09:26:23
Payment Status:	Successful	**Payment Ref. No:**	2003492048/2/2022 [Query No/* Query Year]

Depositor Details

Depositor's Name:	santanu ghosh
Address:	59/2 raja rammohan sarani kolkata, West Bengal, 700006
Mobile:	9831897670
Depositor Status:	Others
Query No:	2003492048
Applicant's Name:	Mr SANTANU GHOSH
Identification No:	2003492048/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/12/2022
Period To (dd/mm/yyyy):	14/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003492048/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2003492048/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**39941**

IN WORDS: **THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.**

PAID

Major Information of the Deed

Deed No :	**I-1902-15145/2022**	**Date of Registration**	**14/12/2022**
Query No / Year	**1902-2003492048/2022**	**Office where deed is registered**	
Query Date	**12/12/2022 9:29:58 AM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTANU GHOSH HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831897670, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 2,75,21,249/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ultadanga Road, , Premises No: 12, , Ward No: 012 Pin Code : 700004

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 5 Chatak 10 Sq Ft		2,56,98,750/-	Property is on Road
	Grand Total :				**7.1385Dec**	**0 /-**	**256,98,750 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	18,22,499/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**4000 sq ft**	**0 /-**	**18,22,499 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Subhas Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx8b, Aadhaar No: 98xxxxxxxx1456, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Sanat Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cvxxxxxx2l, Aadhaar No: 23xxxxxxxx0957, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Sukumar Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: daxxxxxx7b, Aadhaar No: 46xxxxxxxx1538, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Unik Construction Co** 13/8D Arif Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.:: aaxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samir Kundu Son of Late Jadav Chandra Kundu Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 7:27PM	 LTI 14/12/2022	14/12/2022
	13/8D Ariff Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx3d, Aadhaar No: 89xxxxxxxx5531 Status : Representative, Representative of : Unik Construction Co (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Rakesh Kundu (Presentant) Son of Mr Ranjit Kumar Kundu Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 7:27PM	 LTI 14/12/2022	14/12/2022
	13/8D Arif Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1l, Aadhaar No: 72xxxxxxxx4322 Status : Representative, Representative of : Unik Construction Co			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santanu Ghosh Son of Mr Samir Kumar Ghosh High Court At Calcutta, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of Mr Subhas Kundu, Mr Sanat Kundu, Mr Sukumar Kundu, Mr Samir Kundu, Mr Rakesh Kundu			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Subhas Kundu	Unik Construction Co-2.37951 Dec
2	Mr Sanat Kundu	Unik Construction Co-2.37951 Dec
3	Mr Sukumar Kundu	Unik Construction Co-2.37951 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Subhas Kundu	Unik Construction Co-1333.33333300 Sq Ft
2	Mr Sanat Kundu	Unik Construction Co-1333.33333300 Sq Ft
3	Mr Sukumar Kundu	Unik Construction Co-1333.33333300 Sq Ft

Endorsement For Deed Number : I - 190215145 / 2022

On 14-12-2022

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

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

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19:07 hrs on 14-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr Rakesh Kundu .

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 2,75,21,249/-

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

Execution is admitted on 14/12/2022 by 1. Mr Subhas Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Mr Sanat Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 3. Mr Sukumar Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

Indetified by Mr Santanu Ghosh, , , Son of Mr Samir Kumar Ghosh, High Court At Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2022 by Mr Samir Kundu, partner, Unik Construction Co (Partnership Firm), 13/8D Arif Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr Santanu Ghosh, , , Son of Mr Samir Kumar Ghosh, High Court At Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-12-2022 by Mr Rakesh Kundu,

Indetified by Mr Santanu Ghosh, , , Son of Mr Samir Kumar Ghosh, High Court At Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 9:29AM with Govt. Ref. No: 192022230214254331 on 14-12-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZYOXW2 on 14-12-2022, 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 39,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 401280, Amount: Rs.100.00/-, Date of Purchase: 08/12/2022, Vendor name: S CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 9:29AM with Govt. Ref. No: 192022230214254331 on 14-12-2022, Amount Rs: 39,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZYOXW2 on 14-12-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 509362 to 509401

being No 190215145 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2022.12.20 13:51:11 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/20 01:51:11 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)