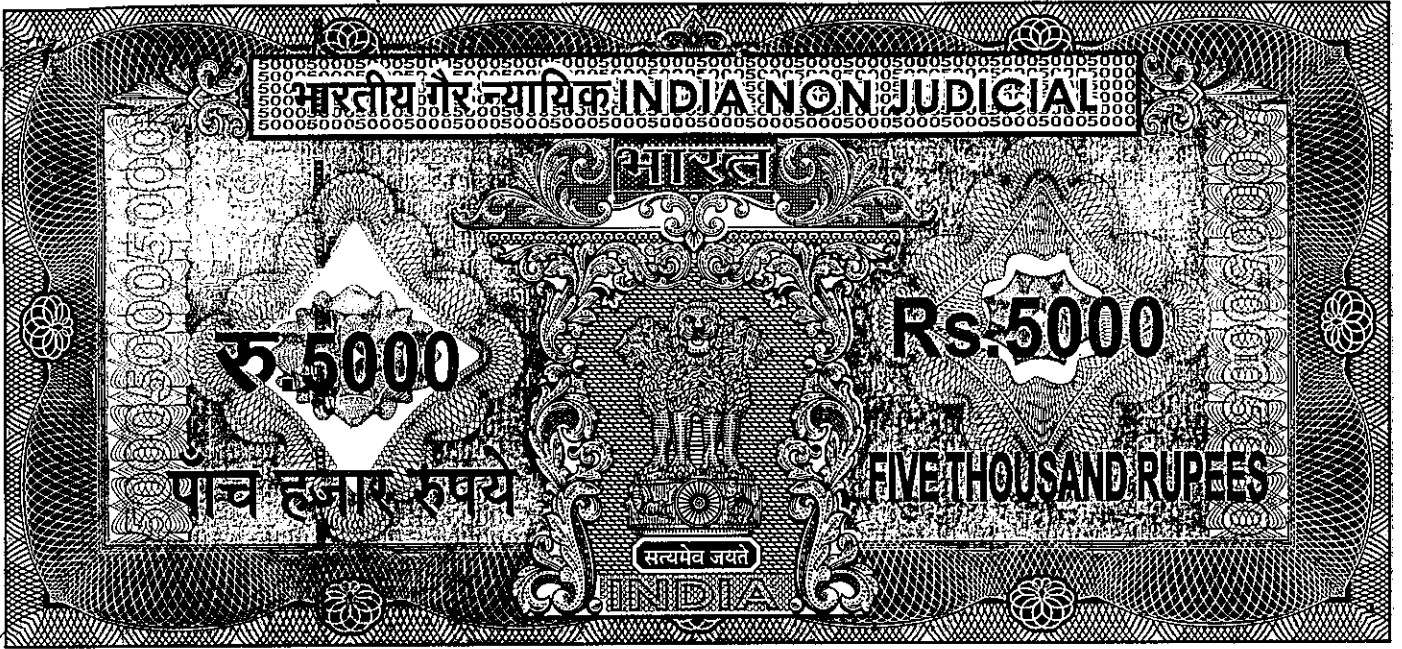


2556/2022

I-2574/2022



21/2

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 291656

G 291656

Q. 534708/2022

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar
Cooch Behar Dum Dum, 24-Pgs. (North)

21 FEB 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 21st day of February Two Thousand Twenty Two

BETWEEN

ক্রমিক নং: 2776 তারিখ: 17/2/22

মূল্য: 5000/-

ক্রোতা: P.K. Banerjee

ঠিকানা: P.K. Banerjee

ভেদ্য: P.K. Banerjee

কাহিন্য: প্রাপ্ত স্ট্যাম্প ডেপুটার

কানিপুর দমদম এ.ডি.এস.আর. অফিস

বি

ডেপুটারের নাম - রঞ্জিতা পাল

ডেপুটারের নাম: ব্যারাকপুর

টি ভি নং: 2000073

স্ট্যাম্প মার্কের তারিখ: 17/2/22

এ টি ভি. নং: 2000073

স্ট্যাম্প প্রদান করা হয়েছে: 17/2/22

স্বাক্ষরিত এবং সত্যায়িত করা হয়েছে

ডেপুটারের নাম: রঞ্জিতা পাল

তারিখ: 17/2/22



addl. District Sub-Registrar
Cossipore, Dum Dum
21 FEB 2022

Atanu Sarker
11 P.K. Gula here 17/2/22
3 & P.O. Dum Dum
w/m

2.

SRI SANKAR PRASAD DEY (PAN-ANKPD1195L), son of Late Upendra Kumar Dey, by faith-Hindu, by Nationality-Indian by occupation Retired, residing at 57/6, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, W.B., hereinafter called the "**OWNER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

"MAA MANASA CONSTRUCTION" a Proprietorship firm having its office at 57/S-8, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028 being represented by its Proprietor **SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santi Pada Dutta, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 57, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, West Bengal, hereinafter called the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Nanda Kishore Mallick was the owner of land measuring 4 Cottahs 26 Sq.ft. more or less with other land at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, at Dag No. 420, 413/441, Khatian No. 449, 315 acquired by way of purchase by a registered Deed of Conveyance dated 17.07.1953 registered at the office of District Registrar Alipore recorded in Book No. 1, Volume No. 60, Pages 213 to 226, Being No. 2873 for the year 1953.

AND WHEREAS Sri Nanda Kishore Mallick while seized and possessed the said land died intestate leaving behind his wife Smt. Taru Bala Mallick and one son Sri Radha Raman Mallick to inherit the property left by him.

AND WHEREAS said Smt. Taru Bala Mallick and Sri Radha Raman Mallick jointly by a registered Deed of Conveyance registered at the office of District Registrar Alipore recorded in Book No. I, Volume No. 56, Pages 22 to 26, Being No. 989 for the year 1967 sold and transferred the said land measuring 4 Cottahs 26' Sq.ft. more or less to Smt. Rani Bala Bardhan.

AND WHEREAS Smt. Rani Bala Bardhan by a registered Deed of Conveyance registered at the office of Sub-Registrar Cossipore Dum Dum recorded in Book No. I, Volume No. 224, Pages 138 to 145, Being No. 8669 for the year 1983 sold and transferred the said land measuring 4 Cottahs 26' Sq.ft. more or less to Smt. Suparna Kundu alias Suparna Mukherjee.

AND WHEREAS Smt. Suparna Kundu alias Suparna Mukherjee by a registered Deed of Conveyance executed on 07.02.1997 and registered on 11.02.1997 registered at the office of Sub-Registrar Cossipore Dum Dum recorded in Book No. I, Volume No. 18, Pages 267 to 274, Being No. 759 for the year 1997 sold and transferred the said land to Smt. Durga Rani Kundu.

AND WHEREAS Smt. Durga Rani Kundu by a registered Deed of Conveyance executed on 17.08.2010 and registered on 18.08.2010 registered at the office of D.S.R. - I Barasat, North 24 Parganas, recorded in Book No. 1, Volume No. 16, Pages 4553 to 4565, Being No. 5283 for the year 2010 sold and transferred the said land measuring 4 Cottahs 26 Sq.ft. more or less to Sri Shankar Prasad Dey the owner herein.

AND WHEREAS a mistake crept in the said Deed of Conveyance and it was rectified by a registered Deed of Declaration dated 30.04.2012 registered at the office of A.D.S.R. Cossipore Dum Dum recorded in Book No. I, Volume No. 10, Pages 3130 to 3137, Being No. 4227 for the year 2012.

AND WHEREAS Sri Shankar Prasad Dey mutated his name in the records of Dum Dum Municipality Being Municipal Holding No. 126, P.K. Guha Lane, Ward No. 10 under Dum Dum Municipality.

AND WHEREAS Sri Shankar Prasad Dey the owner herein is seized and possessed of and sufficiently entitled to all that piece and parcel of land measuring 4 Cottahs 0 Chittacks 26' Sq.ft. more or less together with Kancha structure measuring 100' Sq.ft. more or less at Mouza-Digla, P.S. Dum Dum, at Dag No. 420, 413/441, Khatian No. 449, 315 but as per physical possession land measuring 4 Cottahs 0 Chittack 26 Sq.ft. more or less at Mouza-Digla, Dag No. 413/441, R.S. Khatian No. 449, L.R. Khatian No. 3511, Municipal Holding No. 126, P.K. Guha Lane, Ward No. 10, under Dum Dum Municipality, more fully and particularly described in the schedule hereunder written.

AND WHEREAS the owner desires to develop the said property and to construct a Multi-Storied Building on the said property but could not do it herself and the developer knowing the intention of the owner and approached the owner to authorized him to develop the said property and to construct a Multi – Storied building on the said property to which the owner agree.

AND WHEREAS as a consideration of the said property the owner shall get entire First floor together with right to use common parts and portions together with proportionate share of land hereinafter called the owner's allocation.

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

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned.

ARTICLE-I

1. **OWNER** shall mean the above Owner/Landlord and his heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPERS** shall mean the above named Developer or any company formed by the above named Developer with having respective offices and license as would be required for such company and its successors in office.
3. **THE PROPERTY** shall mean the land 4 Cottahs 0 Chittacks 26' Sq.ft. more or less together with Kancha structure measuring 100 Sq.ft. more or less at Mouza-Digla, P.S. Dum Dum, at L.R. Dag No. 420, 413/441, R.S. Khatian No. 449, 315, L.R. Khatian No. 3511 at Holding No. 126, P.K. Guha Lane, Ward No. 10 under Dum Dum Municipality, more fully and particularly described in the schedule hereunder written.
4. **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or amalgamated property in accordance with the building plan to be sanctioned by the authority of Dum Dum Municipality at the cost of the Developer.
5. **THE UNIT** shall mean the partly or wholly constructed flat/apartment shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
6. **PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owner/ landlord.
7. **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
8. **THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developers.
9. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlords portions.
10. **OWNER'S ALLOCATION** as a consideration of the said property the owner shall get entire First floor together with right to use common parts and portions together with proportionate share of land hereinafter called the owner's allocation.
11. **DEVELOPER'S SHARE** shall mean rest of the constructed area i.e. the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.

12. **TRANSFERER** with its grammatical variation shall mean adopted for effecting that is understood as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the purchaser on receipt of consideration.
13. **TRANSFEEE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
14. The word importing singular shall include plural and vice versa.
15. Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.

ARTICLE - II COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS

1. That excepting the Owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
2. The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
3. The landed property is free from all encumbrances, charges lines, lispences, attachments, trusts whatsoever or howsoever.
4. There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the Owner.
5. That the total area of the land comprise in the said property is 4 Cottahs 26 Sq.ft. be the same a little more or less.
6. That the Owner undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the second party / Developer within.
7. That the Owner further undertake to execute the registered Development power of Attorney in favour of the Second party Developer and the land Owner will give the Developer/ Second party all the powers required for the purpose of making such construction at its own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for his portion.

ARTICLE - IV DEVELOPER'S RIGHT

1. **THAT** on the power and by virtue of this agreement the Developer / Second party is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan sanctioned by the Kamarhati Municipality.
2. That the second party / Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Dum Dum Municipality and entire cost shall be borne by the second party / Developer alone and after modification the developer shall again enter in a Supplementary agreement for more specification and the developer shall be sole responsibility for modification and alteration and owner have no liability for the same.
3. The Developer / Second party shall be entitled to appoint its own labor masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second party / Developer and all the risk and liability together with all responsibility shall remain with Developer / Second party and he will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser.
4. The Developer / Second party for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Second party / Developer shall remain charges only with the Developer and the Owner's allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owner's allocation for any misappropriation of any money by the second party/ Developer or for any deal nor he shall have any right to seek any order or injunction from any court in respect of the Owner's allocation.

ARTICLE - V: TIME

5. The Developer shall complete the said building within 42 months from the date of obtaining Municipal sanctioned plan, and/or handing over the peaceful vacant possession of the said land whichever is later time may be extended to 6 (six) months under unavoidable circumstances on mutual discussion . If the shall not

complete the construction work within stipulated period then this agreement will be null & void And the Developer shall not claim and demand from the owner.

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:

6. The Developer hereby undertake the responsibility to get the plan sanctioned from the Kamarhati Municipality and start construction of the building and to complete the whole complex within 42 months from the date of Municipal sanctioned plan in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of his premises whichever is later and within this time the Developer shall give complete possession of the Owner's allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.
7. To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission from the authority/ authorities concerned.
8. To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VI: OWNER'S ALLOCATION

9. As a consideration of the said property the owner shall get entire First floor together with right to use common parts and portions together with proportionate share of land hereinafter called the owner's allocation.

ARTICLE VIII : - DEVELOPER'S ALLOCATION

10. In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owner's allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement itself shall be treated as consent of the Owner.

ARTICLE IX : PROCURE

11. The Owner shall grant to the Developer registered Development power of Attorney as may be required for the purpose of submit the building plan obtaining the sanctioned of the plan from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing and follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser.
12. **NOTWITHSTANDING** grant of power of Attorney by the Owner in favour of the Developer and delivery of possession of the said property no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.

ARTICLE X: CONSTRUCTION :

13. The developer shall be solely and exclusively responsible for construction of the said building and the owner is no way connected with any deviation, alteration or allocation.

ARTICLE XI: BUILDING

14. The Developer shall at its own costs construct erect and complete in all respects of the said multistoried building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
 - a. The Developer shall install and erect the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, septic Tank, Electrification, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise.
 - b. The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from Dum Dum Municipality without creating any financial or other liabilities on the Owner regarding the construction.

ARTICLE XII : COMMON FACILITIES

15. The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of sanction of the building plan till hand over the possession within the stipulated period in favour of the Owner.
16. After the completion of the total construction the Developer and the Owner including his respective assignees will bear the cost of common facilities and maintenance charges like costs of if any Durwan pump Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any meter fire and scavenging charges etc.

ARTICLE XIII : PROCEEDING

17. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV : DEVELOPER INDEMNITY

18. The Developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building .
19. The Developer hereby undertake to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein .

ARTICLE XV: OWNER'S OBLIGATIONS

20. **THE** Owner doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with . The Owner doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building . The Owner further gives

undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.

21. The Owner doth hereby agrees and covenants with the developer not to let out grant, lease mortgage and/or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the developer on and from the date of execution of this agreement. This agreement cannot be terminated by the Owner in any unless and until all the flats/ shop / garages under the developer's allocation are sold out and the deed of conveyance in favour of intending purchaser or purchasers of the developer's allocation are executed and registered if the developer shall strictly follow the terms and condition of the agreement.
22. The Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.
23. That the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises /land or any portion thereof at any time during the subsistence of this agreement.
24. That the Owner and/or his solicitors or advocate shall answer the requisition on title required by the developer or by any of the intending purchaser's of the developer's allocation as and when the same would be required.
25. The Developer shall pay the required security deposit payable to the Kamarhati Municipality for sanctioning of the building plan in the name of the Owner. The developer shall take the refund of the same after the building is completed and the Owner shall be liable to sign all documents, papers forms etc. for getting the security deposit refunded.

ARTICLE XVI: MISCELLANEOUS

1. The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

2. The Owner hereby undertake to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications, and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.
3. The Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his /her /their consent to abide by the same.
4. The name of the building shall be decided later on by the Developer.
5. As and from the date of the completion of the building the Developer and/or his transferee and the Owner and/or his transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas.
6. There is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled.
7. All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if anything is paid by the Developer that will recovered from the Owner by cash.
8. The Developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials.
9. At the time of signing of this agreement and execution of registered Development power of attorney in favour of the Developer the owner will hand over the all original documents related to the said property like as Original deed Parcha, Khajna, update payment of Municipal tax receipt and same will be returned to the owner at the time of giving possession to the owner's allocation.
10. It is agreed by both parties that the Developer will have right to amalgamate the adjacent plot/ plots for construction of multi storied building in a complex for better rehabilitation.
11. The Developer hereby agrees and covenants to the owner not violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule relating to the construction of the proposed multi storied building in any manner whatsoever.

12. The owner will not in any way be liable or responsible for the project and if further costs are to be incurred the developer only will be responsible for that.
13. The owner will have sole liberty to transfer his portion of flat by way of sale, gift etc according to their choice without interruption or disturbance by the Developer or any person whomsoever.
14. The owner will sign the sale deeds or deed of conveyance to be executed in favour of the purchaser/ purchasers of the building and duly register the same before the registration office in favour of the purchasers and the cost of registration charges of developer allocation shall be borne by the purchaser.
15. The owner hereto or any of his civil engineers shall give an advance notice to make inspection of the allotted flat in course of construction of the multistoried building and shall also be entitled to raise technical's objection in the materials used for constructional purpose.

ARTICLE XVII: FORCE MEAJEURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force meajeure and shall be suspended from the obligations during the duration the force meajeure.
2. Force Meajeure shall mean flood, earth - quake, riot war, tempest civil commotion, strike and /or any other acts or commission beyond the reasonable control of the Developer.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 Cottahs 26 Sq.ft. of land together with Kacha structure measuring 1009 Sq.ft. more or less at Mouza Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 449, 315, L.R. Khatian No. 3511 L.R. Dag No. 420 & 413/441, at Holding No. 126 P.K. Guha Lane, Ward No. 10 under Dum Dum Municipality, within A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded in the manner following: -

- ON THE NORTH** : Others Property (Babul Niwas)
ON THE SOUTH : Taru Bala Mallick(House of Mr.Das).
ON THE EAST : 16' ft. wide Municipal Road.
ON THE WEST : Shibnath Aich & Ashutosh Dutta.

THE SECOND SCHEDULE REFERRED TO ABOVE
(COMMON AREAS AND FACILITIES)

1. The open space means open area in front of the building and other sides of the building, covered space, electrical, plumbing, sanitary and other installations of common utility and other common parts.
2. Maintenance, gate, boundary walls, stair case, Lift & lift wall, roof, landings, lobbies, passages, stair case room, underground, overhead water tank, pipe lines, drainage, sewers, septic tank, rain water pipe, supply of water for 24 hours, fixtures, fittings, water pump, motor, pump room and lighting of common areas, common meter.
3. The right of passage in common as aforesaid gas, telephone, if there by any electricity, water from and to the said flat through pipes, drains, wires and conduits.
4. The entire land or space lying vacant within the said premises.

THE THIRD SCHEDULE REFERRED TO ABOVE
(PROPORTIONATE EXPENSES)

The proportionate expenses which will be borne by the Purchaser with the other occupiers or owner of the flats of the said building:

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing, decorating, the main structure of the said building including the exterior thereof and in particular the common portion of the roof, terrace, if any, landing and staircase of the building rain water pipes, motor pumps, tube-well gas pipes and electrical wires, sewerage, Lift and all other common parts of the fixtures, fittings and equipment in under or upon the said buildings enjoyed or used in common by the occupiers thereof.
2. The costs of acquisition and other legal proceeds the costs of cleaning and lighting the common entrances, passages, landings, stair-case, main walls and other parts of the building as enjoyed or used in common by the occupiers thereof. The salary of Managers, Clerks, Bill Collectors, Chowkidars, Plumbers, electricians, sweepers etc. as decided by the Association.
3. The cost of working, repairing, replacement and maintenance of lights, pumps, and other plumbing work including all other service charges for services rendered in common to all other occupiers.
4. Municipal and other taxes (both owner and occupiers) and other outgoing etc.
5. **INSURANCE** of the building against earthquake, fires any damages by natural calamities etc.
6. **ALL** electricity charges payable in common for the said building.

SPECIFICATION

1. Building : The complex has a R.C.C. structures
2. Walls : Outer wall 8" thick, inner wall 5¹/₃" thick
3. Door : All be completed by wooden Teak wood door except bathroom door will be PVC door.
4. Floor : All floor are Marwad marble. (2'x2') or Tiles vitrified (2'x2')
5. Kitchen : Marble flooring Tiles, Green Polish, cooking platform with 3 ft. glazed tiles one sink stainless steel, one exhaust fan point, two water points with C.P. Bib Cock (one).
6. Electrical : All wiring will be good quality wire concealed and good quality switch fitting and developer will bear necessary expenses to install electric main meter from C.E.S.C Ltd.
7. Toilets : Glazed tiles upto 6 ft. height from floor level concealed piping shower point, W.C. attached toilets 6 ft. tiles and attached toilet with plane commode. Floor will be floor tiles. All toilets fitting complete with system and Bib cock and Gyser point.
8. Interior Wall coats : All interior walls will be finished with a coat of Putty.
9. External Work: Weather cote.
10. Window : Aluminum frame window.
11. Grill covered grill : Square covered grill for windows.
12. Toilets : Marble/ Tiles flooring, PVC door, Glazed tiles upto 6 ft. height from floor level concealed piping, shower point, exhaust fan.
13. WC: Marble/floor tiles flooring, Glazed tiles upto 6 ft. height from floor level concealed piping, shower point, exhaust fan.
14. Stair Case : Marble flooring with MS Grill railing.

Extra Work : Any extra work other than the standard schedule shall be charged extra as described by the builder/developer or their engineer and such amount shall be deposited before the execution of such work.

PART - IV

Common Facilities and Amenities : Shall include corridors, hall ways passage, ways, common stair case, lift, car parking space, common lands, pump room, overhead water tank, motor and other facilities which may be mutually agreed upon, between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under.

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1) *Amitaner Sankar*
Shri Kalyankis-Sankar
24/1 P. K. Gindalane
Sam Sam Contt kg-28
Business

2) *Mithun Das*
100, S.S. Road
Kol-52

Sankar Prasad Sanyal
SIGNATURE OF THE OWNER

MAA MANASA CONSTRUCTION
Ujjwal Datta
PROPRIETOR

SIGNATURE OF THE DEVELOPER

Prepared by:

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
Advocate
HIGH COURT, CAL - 1
F. No.- W.B.- 2653/99



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

GRN Details

GRN: 192021220187717951 Payment Mode: Online Payment
GRN Date: 18/02/2022 13:24:58 Bank/Gateway: State Bank of India
BRN : IK0BNRUZO7 BRN Date: 18/02/2022 13:02:00
Payment Status: Successful Payment Ref. No: 2000534708/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASHOK CHOWDHURY
Address: S S PALLY
Mobile: 9830142268
Contact No: 09830142268
Depositor Status: Others
Query No: 2000534708
Applicant's Name: Mr UJJAL DATTA
Identification No: 2000534708/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000534708/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000534708/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Signature

San

UPENDRA

PERMANENT ACCOUNT IN

UPENDRA

UPENDRA

SANKAR

San Has Prasad By



ভারত সরকার
Unique Identification Authority of India
Government of India
 ভালিকাভুক্তির আই ডি / Enrollment No.: 1062/11010/22708

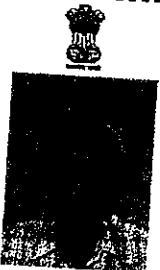
To
 শঙ্কর প্রসাদ দে
 Sankar Prasad Dey
 S/O: Upendra Kumar Dey
 57/6 P.K.GUHA. LANE
 Dum Dum(m)
 Dumdum
 North 24 Paraganas North 24 Parganas
 West Bengal 700028
 9903495954
 320545667
 MA205456676FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6205 2989 1781

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~Government of India~~

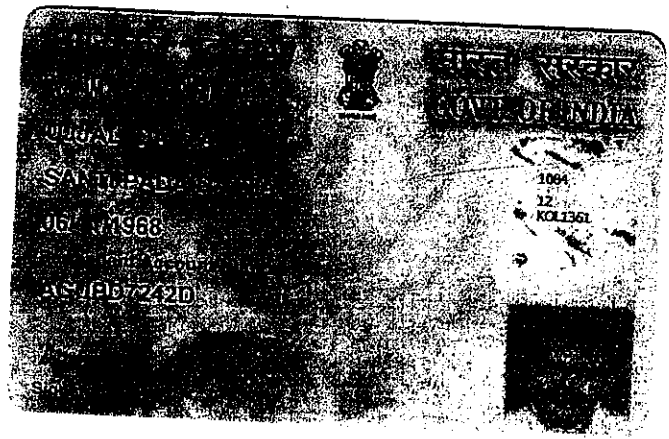
শঙ্কর প্রসাদ দে
 Sankar Prasad Dey
 জন্মতারিখ / DOB : 10/08/1949
 পুরুষ / Male



6205 2989 1781

আধার - সাধারণ মানুষের অধিকার

Sankar Prasad Dey



Ajmal Datta

উজ্জল দত্ত
Ujjal Datta
পিতা : সন্তিপদ দত্ত
Father : Santipada Datta

জন্মতারিখ/DOB: 06/11/1968
পুরুষ / Male

6929 4863 3826

আধার - সাধারণ মানুষের অধিকার

Ujjal Datta

আধার
ঠিকানা: , পি.কে গুহা লেন, দম দম
দমদম (এম), দমদম, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: 57, P.K.GUHA
LANE, DUM DUM, Dumdum
(m), North 24 Parganas,
Dumdum, West Bengal,
700028

6929 4863 3826

1847
1800 300 1847

help@ujjal.gov.in

www.ujjal.gov.in

Ujjal Datta



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1111/32404/00868

To
AMITAVA SARKAR
 পরিচালক সরকার
 18
 P.K.GUHA LANE
 MODERN PARK
 Dumdum
 Dumdum, Kolkata
 West Bengal - 700028

08/03/2014



KL808804005FT

80880400



আপনার আধার সংখ্যা / Your Aadhaar No. :

5372 3559 7418

আধার - সাধারণ মানুষের অধিকার



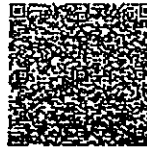
ভারত সরকার
 Government of India



পরিচালক সরকার
AMITAVA SARKAR
 পিতা : কপাল সরকার
 Father : Kalyan Sarkar

জন্ম তারিখ/DOB: 02/10/1974
 পুরুষ / Male

5372 3559 7418



আধার - সাধারণ মানুষের অধিকার

Amitava Sarkar

Major Information of the Deed

Deed No :	I-1506-02574/2022	Date of Registration	21/02/2022
Query No / Year	1506-2000534708/2022	Office where deed is registered	
Query Date	17/02/2022 7:25:08 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	UJJAL DATTA 57, P.K. GUHA LANE, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9836300512, Status :Attorney of Executant		
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. 3/-	Rs. 59,93,615/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :



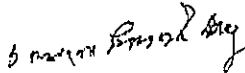
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No: 10, Holding No:126 JI No: 18, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-420 (RS :-)	LR-3511	Bastu	Bastu	2 Katha 12 Chatak	1/-	38,98,123/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-413/441 (RS :-)	LR-3511	Bastu	Bastu	1 Katha 4 Chatak 26 Sq Ft	1/-	18,23,062/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			6.6596Dec	2 /-	57,21,185 /-	
	Grand Total :				6.6596Dec	2 /-	57,21,185 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1009 Sq Ft.	1/-	2,72,430/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1009 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	1009 sq ft	1 /-	2,72,430 /-	



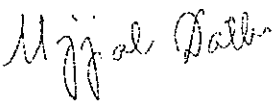
Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sankar Prasad Dey Son of Late Upendra Kumar Dey Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office	 21/02/2022	 LTI 21/02/2022	 21/02/2022
57/6, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				


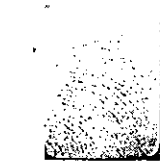

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Maa Manasa Construction 57/S-8, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AGxxxxxx2D,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 Ujjal Datta (Presentant) Son of Late Santi Pada Datta Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	 Feb 21 2022 12:57PM	 LTI 21/02/2022	 21/02/2022
57, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Manasa Construction (as Proprietor)				

Details :

	Photo	Finger Print	Signature
Mr Amitava Sarkar Son of Late Kalyan Kumar Sarkar 24/1, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028			
	21/02/2022	21/02/2022	21/02/2022
Identifier Of Mr Sankar Prasad Dey, Mr Ujjal Datta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Prasad Dey	Maa Manasa Construction-4.5375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Prasad Dey	Maa Manasa Construction-2.12208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Prasad Dey	Maa Manasa Construction-1009.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No: 10, Holding No:126 JI No: 18, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 420, LR Khatian No:- 3511	Owner:শংকর প্রসাদ দে, Gurdian:উপেন্দ্র কুমার দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.04400000 Acre,	Mr Sankar Prasad Dey
L2	LR Plot No:- 413/441, LR Khatian No:- 3511	Owner:শংকর প্রসাদ দে, Gurdian:উপেন্দ্র কুমার দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.02150000 Acre,	Mr Sankar Prasad Dey

21-02-2022

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

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

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

Presented for registration at 11:55 hrs on 21-02-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ujjal Datta .

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 59,93,615/-

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

Execution is admitted on 21/02/2022 by Mr Sankar Prasad Dey, Son of Late Upendra Kumar Dey, 57/6, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Indetified by Mr Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

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

Execution is admitted on 21-02-2022 by Mr Ujjal Datta, Proprietor, Maa Manasa Construction (Sole Proprietoship), 57/S-8, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 1:28PM with Govt. Ref. No: 192021220187717951 on 18-02-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNRUZO7 on 18-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2726, Amount: Rs.5,000/-, Date of Purchase: 17/02/2022, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 1:28PM with Govt. Ref. No: 192021220187717951 on 18-02-2022, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNRUZO7 on 18-02-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

stered in Book - I

Volume number 1506-2022, Page from 153553 to 153580
being No 150602574 for the year 2022.





















Digitally signed by KAUSTAVA DEY
Date: 2022.03.09 12:39:20 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/03/09 12:39:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 <i>Sanjay Prasad Singh</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
	 <i>Sanjay Prasad Singh</i> <i>Sanjay Prasad Singh</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							