

02655/23

J-02689/2023.



12/07/23
 16/5/23
 MV- 3,72, 16,056/-
 7.50 PM

पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to
 Registration. The Signature Sheet/Sheets
 The Endorsement Sheet/Sheets Attached with
 this Document are the Part of this Document.

AK 469859

Additional District Sub-Registrar
 Barasat, North 24 Parganas
 17 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this
 16th day of May (Two Thousand Twenty Three) 2023.

BETWEEN

Visit Case No. 467. of 2023.
 J(1)- 250/-
 J(2)- 500/-
 Total- 750/-
 Replied on 16-05-23

ক্রমিক নং 1613 তারিখ 15/5/23

মূল্য : 10073

জেতা : Nandlal Keswari

ঠিকানা : Maslyangram & Purnamath a P. S. - Madh...

ভেঙার : Ranjita Pan

কাম্বিপুর দাগদাগ ...

ভেঙারের নাম - Ranjita Pan

টেক্সটের নাম :- ব্যারাকম্বি

টি.ভি. নং : 04 MAY 2023

স্টাম্প খরিশের তারিখ

টি.ভি. নং মোট কত টাকার 180000

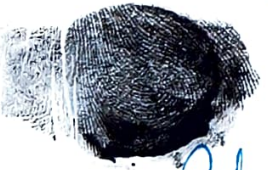
স্টাম্প খরিশ করা হইয়াছে।

Hand Lal Karmi



1367

Hand Lal Karmi



1368

Rabindra Kesari



1369

Rupendra Keswari



Additional District Sub-Registrar
Barasat, North 24 Parganas

16 MAY 2023

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



192023240055307651

GRN Details

GRN: 192023240055307651 Payment Mode: Online Payment
GRN Date: 16/05/2023 12:32:10 Bank/Gateway: State Bank of India
BRN : CKW9283678 BRN Date: 16/05/2023 12:33:10
GRIPS Payment ID: 160520232005530764 Payment Init. Date: 16/05/2023 12:32:10
Payment Status: Successful Payment Ref. No: 2001236738/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: P D CONSTRUCTION
Address: MADHYAMGRAM
Mobile: 9239880397
Depositor Status: Buyer/Claimants
Query No: 2001236738
Applicant's Name: Mr PARESH CHANDRA MUKHERJEE
Identification No: 2001236738/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 16/05/2023
Period To (dd/mm/yyyy): 16/05/2023

Payment Details

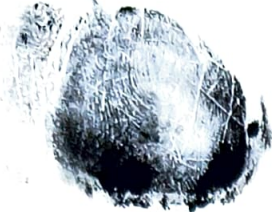
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001236738/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001236738/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

(1) SRI NANDALAL KESWANI [PAN NO. AEWPK5879F, VOTER CARD NO. WB/20/139/348077] son of Late Atma Ram Keswani **(2) SRI RABINDRA KESWANI [PAN NO. AEXPK6778G, VOTER CARD NO. WB/20/139/348073]** son of Sri Nanda Lal Keswani **(3) SRI UPENDRA KESWANI [PAN NO. AFTPK2587G, VOTER CARD NO. XOY1323039]** son of Sri Nanda Lal Keswani all are by faith Hindu, by Nationality - Indian, by occupation - Business residing at Madhyamgram Chowmatha , P.O & P.S. Madhyamgram , District North 24 Parganas, Kolkata - 700129, hereinafter referred to all are the **VENDORS/ OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir executors ,administrators, legal representatives and assigns) of the **ONE PART**

AND

M/S. P. D. CONSTRUCTION [PAN NO. AAMFP3852D], a partnership firm having its office address at Madhyamgram Chowmatha,P.O & P.S. Madhyamgram, District North 24 Parganas, Kolkata -700129, partners namely **(1) SRI NANDALAL KESWANI [PAN NO. AEWPK5879F, VOTER CARD NO. WB/20/139/348077]** son of Late Atma Ram Keswani **(2) SRI RABINDRA KESWANI [PAN NO. AEXPK6778G, VOTER CARD NO. WB/20/139/348073]** son of Sri Nanda Lal Keswani **(3) SRI UPENDRA KESWANI [PAN NO. AFTPK2587G, VOTER CARD NO. XOY1323039]** son of Sri Nanda Lal Keswani all are by faith Hindu, by Nationality - Indian , by



1367

P D CONSTRUCTION

Kant Lal Kaur
Partner

1368

P D CONSTRUCTION

Rabindra Kaur
Partner



1369

P D CONSTRUCTION

Lipendra Keswar
Partner



1370

Additional District Sub-Registrar
Barasat, North 24 Parganas

16 MAY 2023

Debasay Datta

S/o Late - Nizamuddin Datta

2 No Gitanjali Pathy

PS - Barasat, PO - Nandana

Vol. 700125.

V. ID

EKW 2739993



occupation – Business residing at Madhyamgram Chowmatha , P.O & P.S. Madhyamgram , District North 24 Parganas, Kolkata – 700129, , hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and assigned) of the **OTHER PART.**

WHEREAS by virtue of a registered Deed of Conveyance which was executed and registered on 15th day of June, for the year 1981 at S.R Barasat, recorded in Book No.1, Volume No.66, Pages 280 to 292, Being Deed No.5609 for the year of 1981, Sushila Devi Keswani wife of Sri Nanda Lal Keswani purchased from the previous land owners namely Rama Ghosh wife of Late Prabhat Kumar Ghosh , Rathindra Chandra Deb son of Late Rabindra Chandra Deb, Ranendra Chandra Deb & Ramendra Chandra Deb both are sons of Late Rabindra Chandra Deb ALL THAT piece and parcel of landed property measuring an area of 3 (Three) Cottahs 3 (Three) Chittacks 5 (Five) Sq.ft. more or less lying situated at Mouza Chandnagar , J.L. No. 44, R.S.No. 167 , Touzi No. 146, Pargana – Anwarpur, under C.S. Khatian no. 212, R.S. Khatian no. 211, corresponding to C.S. Dag No. 117 , R.S. Dag no. 402 , land area 2 Cottahs 8 Chittacks 17 Sq.ft. and also in C.S. Khatian no. 212, R.S. Khatian no. 211 , corresponding to C.S.Dag no. 117 ,R.S. Dag no. 403 , land area 0 Cottah 10 Chittacks 33 Sq.ft. total land area 3 Cottahs 3 Chittacks 5 Sq.ft. being Part of the Scheme Plot No. 18 under Police Station – Barasat, within the jurisdiction of S.R. Barasat , in the district of North 24 Parganas.

Which is butted and bounded by :-

ON THE NORTH – plot no. 18A.

ON THE EAST – plot no.19.

ON THE SOUTH – plot no.20.

ON THE WEST – 16 feet wide Road .

AND WHEREAS also by virtue of a registered Deed of Conveyance which was executed and registered on 15th day of June, for the year 1981 at S.R Barasat recorded in Book No.1, Volume No.91, Pages 1 to 12, Being Deed No.5610 for the year of 1981, further Sushila Devi Keswani wife of Sri Nanda Lal Keswani purchased from the previous land owners namely Rama Ghosh wife of Late Prabhat Kumar Ghosh, Rathindra Chandra Deb son of Late Rabindra Chandra Deb, Ranendra Chandra Deb & Ramendra Chandra Deb both are sons of Late Rabindra Chandra Deb ALL THAT piece and parcel of landed property measuring an area of 3 (Three)Cottahs 1(One) Chittacks 39 (Thirty Nine)Sq.ft. more or less lying situated at Mouza Chandnagar, J.L. No. 44, R.S.No. 167 , Touzi No. 146, Pargana – Anwarpur, under C.S. Khatian no. 212, R.S. Khatian no. 211, corresponding to C.S.Dag no. 117 ,R.S. Dag no. 403, land area 3 Cottah 1 Chittacks 39 Sq.ft. being Part of the Scheme Plot No. 19 under Police Station – Barasat , within the jurisdiction of S.R.Barasat , in the district of North 24 Parganas.

Which is butted and bounded by :-

ON THE NORTH – plot no. 19A.

ON THE EAST – Jessore Road.

ON THE SOUTH – plot no.21.

ON THE WEST – Plot no.18.

AND WHEREAS in this way the said Sushila Devi Keswani purchased total land area 6 (Six) Cottahs 5 (Five) Chittacks 0 (Zero) Sq.ft. be the same or a little more or less by way of two separate deed of conveyances and after purchasing while in course of her enjoying & mutated her name in respect of land area 10 Decimals in the L.R. Settlement record under L.R. Khatian no. 1319, corresponding to L.R. Dag no. 2310, as her own share 0.3250 out of total land area 31 Decimals by paying all relevant rents and taxes regularly to the concern authority and enjoyed the same without any litigation from any corners .

AND WHEREAS by virtue of a registered Deed of Conveyance which was executed and registered on 26th day of December for the year 1995 at D.R Barasat and admitted on 15th day of January for the year 1996 which was, recorded in Book No.1, Volume No.6, Pages 93 to 106, Being Deed No.307 for the year of 1996, the Vendor /Developer herein namely Rabindra Keswani, son of Sri Nanda Lal Keswani purchased from the previous land owner namely Harvans Kawr wife of Sakatar Singh, ALL THAT piece and parcel of landed

property measuring an area of 3(Three)Cottahs 8 (Eight) Chittacks 3(Three) Sq.ft. more or less lying situated at Mouza Chandnagar , J.L. No. 44, R.S.No. 167, Touzi No. 146, Pargana – Anwarpur , under C.S. Khatian no. 212, R.S. Khatian no. 211, corresponding to C.S. Dag No. 117 , R.S. Dag no. 402 , land area 2 Cottahs 15 Chittacks 03 Sq.ft. and also in C.S. Khatian no. 212, R.S. Khatian no. 211, corresponding to C.S.Dag no. 117 ,R.S. Dag no. 403 , land area 0 Cottah 9 Chittacks 0 Sq.ft. total land area 3 Cottahs 8 Chittacks 3 Sq.ft. being Part of the Scheme Plot No. 18A, under Police Station – Barasat within the limits of Madhyamgram Municipality under ward no.7; under Holding no. 8389 Jessore Road , within the jurisdiction of A.D.S.R. Barasat , in the district of North 24 Parganas.

Which is butted and bounded by :-

ON THE NORTH – Mouza Udayrajpur.

ON THE EAST – plot no.19A.

ON THE SOUTH – plot no.18.

ON THE WEST – Plot no.11 .

AND WHEREAS thus the said Rabindra Keswani purchased total land area 3 (Three) Cottahs 8(Eight) Chittacks 3 (Three) Sq.ft. be the same or a little more or less by way of a deed of conveyance and after purchasing while in course of his enjoying & mutated his name in respect of land area 5 Decimals in the L.R. Settlement record under L.R. Khatian no. 1321, corresponding to L.R. Dag no. 2310,as his own share 0.1613 out of total

land area 31 Decimals by paying all relevant rents and taxes regularly to the concern authority and enjoyed the same without any litigation from any corners .

AND WHEREAS by virtue of a registered Deed of Conveyance which was executed and registered on 26th day of December for the year 1995 at D.R Barasat and admitted on 15th day of January for the year 1996 which was, recorded in Book No.1, Volume No.6, Pages 81 to 92, Being Deed No.306 for the year of 1996, the Vendor /Developer herein namely Upendra Keswani, son of Sri Nanda Lal Keswani purchased from the previous land owner namely Sakatar Singh son of Ram Singh ,ALL THAT piece and parcel of landed property measuring an area of 3 (Three) Cottahs 1 (one) Chittack 32 (Thirty two) Sq.ft. more or less lying situated at Mouza Chandnagar , J.L. No. 44, R.S.No. 167 , Touzi No. 146, Pargana – Anwarpur , under C.S. Khatian no. 212, R.S. Khatian no. 211, corresponding to C.S. Dag No. 117, R.S. Dag no. 403 , land area 3 Cottahs 1 Chittacks 32 Sq.ft. being Part of the Scheme Plot No. 19A, under Police Station – Barasat within the limits of Madhyamgram Municipality under ward no.7, under Holding no. 8390 Jessore Road , within the jurisdiction of A.D.S.R. Barasat , in the district of North 24 Parganas.

Which is butted and bounded by :-

ON THE NORTH – Mouza Udayrajpur.

ON THE EAST – Jessore Road.

ON THE SOUTH – plot no.19.

ON THE WEST – Plot no.18A:

AND WHEREAS after that the said Upendra Keswani purchased total land area 3 (Three) Cottahs 1 (one) Chittacks 32 (Thirty two) Sq.ft. be the same or a little more or less by way of a deed of conveyance and after purchasing while in course of his enjoying & mutated his name in respect of land area 5 Decimals in the L.R. Settlement record under L.R. Khatian no. 1320, corresponding to L.R. Dag no. 2310, as his own share 0.1612 out of total land area 31 Decimals by paying all relevant rents and taxes regularly to the concern authority and enjoyed the same without any litigation from any corners .

AND WHEREAS the said Sushila Devi Keswani , Rabindra Keswani, & Upendra Keswani, jointly seized and possessed with right title and interest and /or sufficiently entitled to ALL THAT piece and parcel of their purchased and recorded land measuring an area of total 12 Cottahs 14 Chittacks 34 Sq.feet, and mutated their names to the concern authority of Madhyamgram Municipality , under separate three Holding nos. such as 12/B , 12/C & 12/D by paying all rents and taxes regularly and after that for their better enjoyment they have applied for amalgamation in respect of the aforesaid

land to the concern authority of Madhyamgram Municipality and the Municipality has been granted the amalgamation in to a one Holding and their names have been recorded in the Municipal registers bearing amalgamated Holding no. 12/A, being Premises of Jessore Road North under ward no.11, within the limits of Madhyamgram Municipality , Kolkata - 700129 .

AND WHEREAS the said Sushila Devi Keswani in course of enjoying in respect of her property , has been died on 14/01/2020 and leaving behind her legal successors and heirs her husband namely Nanda Lal Keswani the owner/Developer herein and her two sons namely Rabindra Keswani & Upendra Keswani the owners/Developer herein who are inherited undivided 1/3rd share each in respect of land area 6 Cottahs 5 Chittacks 0 Sq.foot left by their wife and mother respectively as per Hindu Succession Act. 1956.

AND WHEREAS in this way the said Nanda Lal Keswani , Rabindra Keswani & Upendra Keswani, became the owners of the total land area 12 Cottahs 14 Chittacks 34 Sq.foot, lying and situated at Mouza Chandnagar comprised in L.R. Khatian nos. 1319, 132 0 & 1321 appertaining to L.R. Dag no. 2310 , and they are jointly seized and possessed with right title and interest and/or sufficiently entitled to ALL THAT piece and parcel of the afore said land and mutated their names to the concern authority of Madhyamgram Municipality under Holding no. 12/A, being Premises of Jessore Road North being ward no.11 , within the limits of Madhyamgram Municipality , Kolkata – 700129, by paying all relevant and taxes regularly , have every right to sale , gift or

any other deeds or things in respect of the aforesaid property in any way whatsoever.

AND WHEREAS after purchase and inherited the said landed property the owners Nanda Lal Keswani , Rabindra Keswani & Upendra Keswani, also mutated their names in the records of Madhyamgram Municipality by also paying the Municipal Taxes and imposition being Holding No. 12/A under ward No. 11 being premises of Jessore Road, North 24 Parganas , Kolkata – 700129, more fully and particularly described in the Schedule referred below and thereafter decided to develop and construct a multistoried building over the said Schedule property by an expert promoter/Developer with name and Style **M/S. P. D. CONSTRUCTION a partnership firm** having its office address at Madhyamgram Chowmatha , P.O & P.S. Madhyamgram , District North 24 Parganas, Kolkata –700129 represented by it's partners namely Nanda Lal Keswani , Rabindra Keswani & Upendra Keswani and also the land owners executed a Development Agreement with the M/S.P.D. CONSTRUCTION on 10/11/2022 .

AND WHEREAS with a view to developer the said property by raising construction of a (G+4) storied building the owners herein obtained a Building Sanctioned plan by the Madhyamgram Municipality vide No. P/A No. COM 03/MM/2021- 2022 dated 25/06/2021 and due to lack of experience the owners searching a person who will be able to do the said work and the Developer has agreed with the owners for the construction of the proposed R.C.C. framed structure with brick built building the said property at it's own

cost as per said Sanctioned Building plan subject to the terms and conditions herein below written.

AND WHEREAS the owners hereby declare that the said plot of land is free from all encumbrances and the owners have marketable title thereto.

NOW THIS INDENTURE WITNESSETH AND IT HAS BEEN MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO ARE AS FOLLOWS THAT.

- 1) The owners authorized the Developer to develop the said property and to construct a building consisting of several self contained individual flats and/or units as per aforesaid sanctioned Building plan.
- 2) As per consideration of the said property the owners herein shall be entitled to get 40% (Forty percent) of the entire newly constructed (G+4) storied building as per sanction plan of the concern authority which will be erected as per Development Agreement of the said premises.
- 3) In lieu of costs and expenses all other flats or units save and except owner's Allocation mentioned herein shall be exclusively treated as Developer's Allocation and the Developer solely entitled to appropriate the sale proceeds in respect of the Developer's Allocation of the said proposed building to be constructed as they deem fit and proper and the owners shall not have any right to claim any pecuniary benefit and/or other benefits to this effect whatsoever.

4) The owners shall render all co- operation in favour of the Developer in order to effectuate the construction work of the said proposed building and the owners shall not create any bar or impediment for the same .

5 The Developer shall construct the building at it's own costs and expenses and owners shall have no liabilities and/or responsibilities in this respect whatsoever.

6) The owners shall sign all necessary papers, declarations and/or documents as and when so required by the Developer for the proper implementation of the said building project. It is to be mentioned herein that if any dispute might be arise regarding the papers and/or documents in respect of the title of the said property then the owners shall be liable to rectify the same at their own cost and/or expenses otherwise the Developer shall have every liberty to cancel this Agreement and in that event the owners shall be liable to entire costs and expenses including cash consideration as paid or incurred by the Developer to the Owners herein at the time of cancellation of the said Agreement.

7) The Developer shall hand over the complete habitable peaceful vacant possession of the owner's Allocation within 30 (Thirty) months from the date of starting of construction work and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 6 (Six) months for any force-majeure acts of God and/or other reasons which is or are or shall be beyond the control of the Developer.

8) The Developer shall construct the said proposed building in most workmen like manner by using standard quality materials.

9) The Developer shall complete the owner's Allocation according to the owners choice as per Specification annexed herewith.

10) The owners shall not do anything whereby the construction of the Developer is or shall be hampered or impeded with.

11) The owners shall not be responsible for any consequences resulting from bad workmanship or deviation of sanction plan etc. related with the said construction work of the said proposed building for which the Developer is or shall be solely responsible.

12) The owners from the very date of getting possession, of the owners Allocation shall have to bear the proportionate costs of the consolidated municipal taxes and revenues and also proportionate costs of the maintenance of the common areas of the proposed building to be constructed.

13) The owners shall handover the original Deeds and documents and papers in respect of the said property mentioned in the First schedule hereunder written at the time of execution of this Agreement.

14) That the owner shall always remain liable to execute and/or register appropriate Deed of conveyance to sale, transfer and/or convey in favour of the intending purchaser/ Purchasers along with proportionate undivided share of interest in the land underneath on which the proposed building to be

constructed and all costs and expenses of the Developer or intending flat occupiers/ purchasers, when ever called upon by the Developer without in any way demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developer against such sale.

15) Save and except the area allocated to the owners, the Developer shall have exclusive right to deal with the remaining constructed area or portion of the proposed building to be constructed including it rights to all common areas and/or amenities or facilities provided in the said proposed building and shall have the right to enter into any agreement for sale with prospective buyers or occupiers of the flats as may be chosen and/or selected by the Developer for transfer sell, grant, lease, of the portion of the building for or at such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser or purchasers or occupiers.

16) Regarding the question of right, title and/or interest in respect of the aforesaid property mentioned in the First Schedule below, the owners shall be liable to answer all questions. The Developer shall bear or pay the expenses in order to perfect relating to the right, title interest of the owners but such expenses which will be paid by the owners.

17) The owners and the Developer have entered into the present agreement purely on a principle to effectuate the development of a building project, the

nothing contained in this presents shall be construed as a partnership business or joint venture and/or association of persons.

18) The Developer shall carry total construction work of the building at it's own costs and shall take the sale proceeds from the Developer's Allocation of the proposed building to be constructed exclusively and the owners shall have no objection and as well as no demand in this respect whatsoever.

19) At the time of booking from the intending purchaser or purchasers for selling out the Developer's Allocation of the proposed building shall be constructed the Developer shall have the liberty to sign in the said agreements on behalf the owners as the constituted attorney of the owners by deemed of registered power of attorney holder.

20) The selling price or rate of the Developer's Allocation will be fixed by the Developer without any prior permission or consultation with the owners, The profits & losses which will be earned from the project will be entirely received or taken away by the Developer and no amount will be adjusted from the owners Allocation on the accounts or losses or vice - a versa on the amount of profit from the Developer's Allocation.

21) The Developer is empowered by the owners to collect earnest and /or advance money or full consideration money from the Developer's Allocation only of the proposed building to be constructed from the intending buyer or buyers and issue money receipt in his own name and in this connection the owners shall have no objection whatsoever.

22) Is so far as necessary all dealings made by the Developer in respect of the building including agreement for sale or any kind of transfer after receipt of money in respect of Developer's Allocation of the proposed building to be constructed shall be in the name of the owner's.

23) The ultimate roof of the said proposed building to be constructed shall always be treated as common with the Co- owners of the said proposed building to be constructed.

24) If any of the contractual parties contravenes the provisions as laid down in this Development Agreement then in that case both the parties shall jointly solve their problems according to the provision of Arbitration conciliation Act.1986 prevails and if the Arbitration is failed then the aggrieved parties shall have the liberty to sue or seek redress before the competent court of law of the land realms.

25. Be it noted that the Developer also entitle to construct further Floors as per revised sanctioned plan from the authority concern , in that case the land owners have no objection to erect the further construction provided that the share also remain same as 40 % for the land owners and 60 % Developer thereof.

(SPECIFICATION OF CONSTRUCTION OF THE BUILDING)

SUPER STRUCTURE .

1. General: R.C.C. framed structure building as per approval design.

2. Wall: Outside main wall 8" thick, All inside partition walls will 5" or 3" thick which will be technically requires.

3. Flooring: All the flooring rooms, verandah, , kitchen, toilet including staircases and stair case landing etc. will be Vitrified Tiles with 4" high skirting with the same, toilet with ceramic tiles upto door height from floor including 5" height ceramic floor tiles skirting.

4. Toilets :

(a) Two commode (white) with cistern, one Shower, two bid cocks,

(b) One commode (white) with cistern, shower, two bid cocks.

5. Kitchen : Kitchen table top will be made 1'-8" to 1'-10" thick Granite stone, ceramic tiles will be fixed on back side wall table upto 1'-6" height from top level of table. One S.S. sink and two nos. of bid cocks will be provided Ceramic tiles will also be fitted on back side wall of sink (1'-10 x 1'-6).

6. Doors : All door frames will be made of Malaysia Salwoods, All doors including main door will be commercial flash door.

7. Window: All window frames will be made of aluminium sliding window shutter will be provided with glass pane. Grill of suitable design will be fixed in each window.

8. Water: All internal water line will be concealed P.V.C. pipe of approval brand, outside water line will be surface P.V.C. pipe, Tube Well, pump motor will be provided for water supply arrangement.

9. Sanitary : All fitting if, Commode, Wash basin etc. will be provided of approved brand, P.V.C. pipe will be provided for waste water line only P.V.C. pipe will be provided for rain water line.

10. Electric: Electricity shall be provided from M.C.B. and all electric line will be concealed of copper made. Two light point one fan point and one plug point will be provided in each bed room. Two light points and one fan point will be provided in dinning cum drawing room, one light point will be in kitchen and verandah. In each toilet, one light point will be provided 15 Amps. Plug point will be provided, two nos. in dining cum drawing room, one no. in kitchen, one point for calling bell will be provided outside main door , one AC. point in Master Bed room.

11. Painting & Finishing: outside wall will be painted weather coat. All inside wall will be finished by Putty (white finish).

11. Painting & Finishing: outside wall will be painted weather coat. All inside wall will be finished by Putty (white finish).

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)

ALL THAT piece parcel of landed property measuring an area of 12 (Twelve) cottahs 14 (Fourteen) Chittacks 34 (Thirty Four) Sq.feet, more or less lying and situated at Mouza Chandnagar, J.L.no. 44, R.S. 167, Touzi no.146, Pargana Anwarpur, comprised in C. S. Khatian no. 212, R.S. Khatian no. 211, L.R. Khatian nos. 1319, 1320 & 1321 appertaining to C.S. Dag no. 117, R.S. Dag no. 402 & 403, L.R. Dag no. 2310 under Holding No. 12/A being Premises of Jessore Road North, Kolkata -700129 under ward No. 11, within the local limits of Madhyamgram Municipality **within the Zone of (Madhyamgram Crossing to Champadali More on Road)** under P.S.Madhyamgram, within the jurisdiction of A.D.S.R.Barasat, in the district North 24 Parganas.

ON THE NORTH :- Other land .

ON THE SOUTH :- Other land.

ON THE EAST :- Jessore Road.

ON THE WEST:- 16 Feet wide Road.

SECOND SCHEDULE (OWNERS ALLOCATION)

As per consideration of the said property the owners herein shall be entitled to get 40% (Forty percent) of the proposed building as per sanction plan of the concern authority which will be erected as per Development Agreement of the said premises.

DEVELOPER'S ALLOCATION

Save and except the aforesaid owners Allocation all other construct area of the proposed building will be treated as Developer's Allocation.

IN WITNESS WHEREOF all the parties herein have hereunto set and subscribed their respective hands and seals on the day, month any year first above written.

WITNESSES:-

1. Parul Ch. Mukherjee
Reckjooni
P.S. - Rajarhat
Dist - (M) 24 Pags
Kol. 700129.

Sand Lal Kumar
Rabindra Kesar
Upendra Kesar

2. Anshu Dutta
Baranati, Nandana
24 Pgs (M)
Kol. 700125

DRAFTED BY:-

Ramesh Mukherjee

Ramesh Mukherjee,
100,S,S,Road,Kol-30.
License No.DWXI-24,
Cossipore Dum Dum Office.

PRINTED BY:-

Putul Chatterjee

Putul Chatterjee,
100,S,S, Road, Kol-30,
Cossipore Dum Dum Office.

SIGNATURE OF THE OWNERS

P D CONSTRUCTION

Sand Lal Kumar
Partner

P D CONSTRUCTION


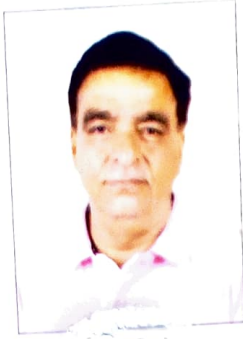

Rabindra Kesar
Partner

P D CONSTRUCTION

Upendra Kesar
Partner

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants					
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-family: cursive;">Havel Salkar</div>  <div style="font-family: cursive; margin-top: 5px;">Havel Salkar</div> </div>	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little
	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-family: cursive;">Rabintra Resai</div>  <div style="font-family: cursive; margin-top: 5px;">Rabintra Resai</div> </div>	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little
	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-family: cursive;">Rabintra Resai</div>  <div style="font-family: cursive; margin-top: 5px;">Rabintra Resai</div> </div>	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little
	Little	Ring Middle (Left Hand)		Fore	Thumb
	Thumb	Fore Middle (Right Hand)		Ring	Little



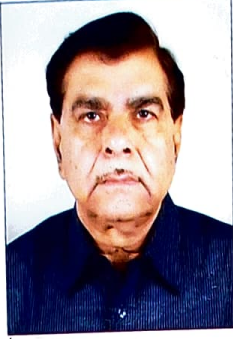

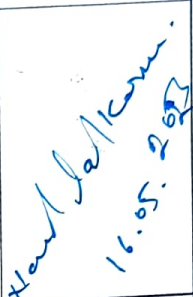


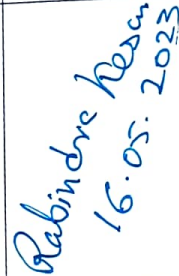



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15032001236738/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nandalal Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Land Lord		1367 	 16.05.2023
2	Shri Rabindra Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Land Lord		1368 	 Rabindra Keswani 16.05.2023
3	Mr Upendra Keswani Madhyamgram Chowmatha, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129	Land Lord		1369 	 Upendra Keswani 16/5/23