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Certified that the document is submitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

  
Additional District Sub-Registrar  
Garia South 24 Parganas

17 6 DEC. 2020

**DEVELOPEMENT AGREEMENT**

**THIS AGREEMENT** is made on the 16<sup>th</sup> day of **DECEMBER, 2020** (Two Thousand and Twenty)

**BETWEEN**

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SL. NO. .... DL. ....  
Name: S. C. MAJUMDER (ADV.)  
ADD-ALIPORE POLICE COURT  
KOLKATA-27

RS. ....  
TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Additional District Sub-Regional  
Garia South 24 Pergana

Identified by me  
Sobamata Mazumdar. 16 DEC 2020  
Sl. No. late Santosh Kumar Mazumdar  
159 Garia Station Road  
KOL - 84  
Service

(1) **SRI SITANGSHU KUMAR DATTA** (PAN- ACPFD3201R) (ADHAAR NO. 3272 0366 9051), son of- Late Satyendra Mohan Datta, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at - 12C Baishnabghata Lane, Naktala, Circus Avenue, Kolkata-700047, (2) **SRI HIMADRI SEKHAR DATTA** (PAN- AJEPD6323L), (ADHAAR NO. 2564 4265 9944) son of- Late Himangshu Kumar Datta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at - Skyline Residency, Mahamayapur, Garia, Rajpur- Sonarpur Municipality, Kolkata-700084, (3) **SRI SUBRATA KUMAR DATTA**, (PAN- AHAPD16S6J) (ADHAAR NO. 6485 1892 7347) (4) **SRI SANJOY DATTA** (PAN- BKZPD8282P) (ADHAAR NO. 9260 7580 3331) (5) **SRI DIPANKAR DATTA** (PAN- CBYPD4050J) (ADHAAR NO. 8510 0779 1877), no. 3 to no. 5 sons of- Late Sudhangshu Kumar Datta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at - M/26, Prantika, Mahamayapur, Garia, P.S.- Narendrapur, Rajpur- Sonarpur Municipality, Kolkata-700084, hereinafter jointly called and referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, legal representatives, administrators and/or assigns) of the **ONE PART**.

**AND**

**M/S GANGULY EVERA DEVELOPERS LLP** (PAN AATFG9809M) a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at



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4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, and represented by its Designated Partner **SRI AMIT GANGULY** son of- Late Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, herein referred to as the '**DEVELOPER**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office nominee or nominees and/or assigns) of the **OTHER PART**

**WHEREAS** the **LANDOWNERS** herein are now the joint owners and seized and possessed of **ALL THAT** land total measuring an area of about **6 (Six) cottahs** be the same a little more or less which has been more fully and particularly described in the First Schedule hereunder written.

**WHEREAS** Sambhu Kumar Ghosh while being the owner of the land measuring about 6 cottahs in R.S. Dag No. 629, R.S. Khatian No. 650, Mouza- Barhans Fartabad, sold the same to Suruchi Bala Dutta, wife of- Satyendra Mohan Dutta by virtue of a Sale Deed registered on 20.09.1961 before Sub- Registrar- Baruipur and recorded in Book No. 1, Volume No. 95, Pages 122 to 126, Being No. 7752, for the year 1961;

**AND WHEREAS** after purchasing the said land measuring about 6 cottahs Suruchi Bala Dutta gifted the land measuring about 1 cottah 7



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chittacks 27 sq. ft. to his middle son Himangshu Kumar Dutta by virtue of a Gift Deed registered on 06.07.1982 before District Registrar, Alipore and recorded in Book No. 1, Volume No. 226, Pages 258 to 264, Being No. 9389, for the year 1982 and thereafter on 12.05.1983, Suruchi Bala Dutta gifted another land measuring about 1 cottah 4 chittacks 20 sq. ft. to his youngest son Sitangshu Kumar Dutta by virtue of a Gift Deed registered before District Registrar -Alipore and recorded in Book No. 1, Volume No. 191, Pages 255 to 260, Being No. 6805 for the year 1983;

**AND WHEREAS** after the demise of Suruchi Bala Dutta in the year 1994, her 3 (three) sons namely Sudhangshu Kumar Dutta, Himangshu Kumar Dutta, Sitangshu Kumar Dutta and 3 (three) daughters namely Smt. Gita Ghosh, Smt. Sabita Bhowmick and Smt. Kabita Ghosh @ Krishna Ghosh jointly inherited the rest of the land left by Suruchi Bala Dutta i.e. 3 Katha 3 Chhittak 43 Sqft hereinafter referred to as the said land;

**AND WHEREAS** the said Sabita Bhowmik, wife of Late Subal Chandra Bhowmik, gifted her undivided  $1/6^{\text{th}}$  share in the said land to her brother Sitangshu Kumar Dutta vide Gift Deed dated 24-11-2020 registered before A.D.S.R.- Garia, and recorded in Book No. 1, Volume No. 1629, Pages 146828 to 146849, Being No. 03956 for the year 2020;

**AND WHEREAS** the said Smt. Kabita Ghosh @ Krishna Ghosh, wife of Sri Bimal Kumar Ghosh, gifted her undivided  $1/6^{\text{th}}$  share in the said



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land to her brother Sitangshu Kumar Dutta vide Gift Deed dated 25-11-20 registered before A.D.S.R.- Garia, and recorded in Book No. 1, Volume No. 1629 Being No. 03951, for the year 2020;

**AND WHEREAS** the said Gita Ghosh died intestate leaving behind her one son and one daughter as legal heirs. After the demise of Gita Ghosh, wife of Subodh Chandra Ghosh, her only son Ajoy Ghosh and only daughter Tanima Chowdhury jointly inherited her undivided  $1/6^{\text{th}}$  share in the said land. The said Ajoy Ghosh gifted his share in the said land to the said Sitangshu Kumar Dutta vide Gift Deed dated 20-10-2020 registered before A.D.S.R.- Garia, and recorded in Book No. 1, Volume No. 1629 Pages 146295 to 146316, Being No. 03952, for the year 2020. The said Tanima Chowdhury also gifted her share in the said land to the said Sitangshu Kumar Dutta vide Gift Deed dated 24-11-2020 registered before A.D.S.R.- Garia, and recorded in Book No. 1, Volume No. 1629, Pages 146806 to 146827, Being No. 03955 for the year 2020.

**AND WHEREAS** Himangshu Kumar Dutta jointly inherited  $1/6^{\text{th}}$  undivided share of land measuring about 3 Katha 3 Chhittak 43 Sq.ft. left by his mother Suruchi Bala Dutta i.e. 08 chittak 30 sq.ft. land and on 06.07.1982 by aforesaid deed of gift 1 Katha 7 Chhittak 27 Square feet land. Thus his total area of land became 02 Cottah 12 sft.

**AND WHEREAS** after the demise of Himangshu Kumar Dutta on 21-02-1997 and that of his wife Lipika Dutta on 25-03-2016 their only son



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Himadri Sekhar Dutta who inherited the land left by his father i.e. 02 (two) Cottah 12(twelve) sq.ft.;

**AND WHEREAS** after the demise of Sudhangshu Kumar Dutta his wife Smt. Gouri Dutta and four sons namely 1) Subrata Dutta 2) Sri Sanjay Dutta 3) Dipankar Dutta and 4) Jayanta Dutta jointly inherited the land left by Sudhangshu Kumar Dutta i.e. 08 chittak 30 sft. Land;

**AND WHEREAS** the said Smt Gouri Dutta and Jayanta Dutta gifted their share i.e. 03 chittacks 21 sq. ft. to 1) Subrata Dutta 2) Sri Sanjay Datta and 3) Dipankar Dutta on 01-12-2020 registered before A.D.S.R. Garia and recorded in Book No. 1, Volume No. 1629, Being No. 04106 for the year 2020 and by virtue of the deed of gift 1) Subrata Dutta 2) Sri Sanjay Datta 3) Dipankar Dutta (Landowner no. 4 to 6 herein) became the owners of 08 (eight) Chittak 30(thirty) sq.ft.;

**AND WHEREAS** thus the Landowners herein by virtue of Deed of Gift and Law of Inheritance under the provisions of Hindu Succession Act, became the joint owners of the land measuring about 6 (Six) cottahs more fully mentioned in the First Schedule hereunder;

**AND WHEREAS** the Landowners being desirous of constructing a new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the land described in the First Schedule on the following terms and conditions as stated hereinafter.

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

**ARTICLE - 1 - DEFINITION**

In this Development Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning:-

1.1 **LANDOWNERS** : shall mean (1) **SRI SITANGSHU KUMAR DATTA**, (PAN- ACPPD3201R) (ADHAAR NO. 3272 0366 9051), son of- Late Satyendra Mohan Datta, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at - 12C Baishnabghata Lane, Naktala, Circus Avenue, Kolkata-700047, (2) **SRI HIMADRI SEKHAR DATTA** (PAN- A/JEPD6323L), (ADHAAR NO. 2564 4265 9944) son of- Late Himangshu Kumar Datta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at - Skyline Residency, Mahamayapur, Garia, Rajpur- Sonarpur Municipality, Kolkata-700084, (3) **SRI SUBRATA KUMAR DATTA**, (PAN- AHAPD1656J) (ADHAAR NO. 6485 1892 7347) (4) **SRI SANJOY DATTA** (PAN- BKZPD8282F) (ADHAAR NO. 9260 7580 3331) (5) **SRI DIPANKAR DATTA** (PAN- CBYPD4050J) (ADHAAR NO. 8510 0779 1877), no. 3 to no. 5 sons of- Late Sudhangshu Kumar Datta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at - M/26, Prantika, Mahamayapur, Garia, P.S.- Narendrapur, Rajpur- Sonarpur Municipality, Kolkata-700084;



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- 1.2 **DEVELOPER** : shall mean **M/S GANGULY EVERA DEVELOPERS LLP (PAN AATFG9509M)** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, and represented by its Partner **SRI AMIT GANGULY** son of- Late Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata- 700084;
- 1.3 **SAID PREMISES** shall mean the land total measuring an area of about total measuring an area of about **6 (Six) cottahs** be the same a little more or less morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **NEW BUILDING** shall mean the new building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality under the New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department.



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- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.
- 1.6 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.
- 1.7 **THE PLAN:** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.
- 1.8 **LANDOWNERS ALLOCATION** shall mean and include 1) **total 5 (five) flats** out of which Landowner No.1 herein will get one flat measuring about 800 sq. ft. built up area and one car parking space, Landowner No. 2 herein will get one flat measuring about 850 sq. ft. built up area along with one car parking space



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and the Landowners No. 3 to 5 herein will get rest 3 (three) flats each measuring about 600 sq. ft. built up area in the proposed residential building to be constructed at the said First Schedule premises together with proportionate share in the roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed constructed at the said First Schedule premises. However, if any landowner choose flat at any floor above 5th floor, he/she will pay Preferred Location Charge (PLC) as applicable on that project on the given period. The Landowner No.1 & 2 will pay to the Developer Rupees Two Lakhs each before taking possession of their allocation in the new building. 2) A sum of **Rs. 1,00,000/- (One Lakhs)** only which is already paid on behalf of the land owners, with their consent and as per their instruction by way of registration expenses for their title deeds mentioned above Bearing Deed Nos. 3956/20, 3951/20, 3955/20, 3952/20 & 4106/20, all are of ADJR Garia. The afore-stated Landowners allocations have been more fully and particularly described in the **SECOND SCHEDULE** hereunder written.



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1.9 **DEVELOPER'S ALLOCATION:** shall mean and include the **remaining** built up area of Plats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Developers Agreement, more fully and particularly described in **THIRD SCHEDULE** hereunder written.

1.10 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, more fully and particularly described in the **FIFTH SCHEDULE** hereunder written.

1.11 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other statutory taxes and



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impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

1.12 **TAX LIABILITIES:** The Landowners shall be liable to pay the arrear dues to Rajpur Sonarpur Municipality & other applicable statutory tax liability in respect of selling the flats under Landowners Allocation.

1.13 **TRANSFER:** with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.

1.14 **TRANSFeree** - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building or buildings to be constructed at the said premises has been transferred.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.



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**ARTICLE - II - COMMENCEMENT**

**THIS DEVELOPERS AGREEMENT** shall be deemed to have been commenced on and with effect from the date of this execution.

**ARTICLE - III**

**LANDOWNER'S REPRESENTATIONS AND OBLIGATIONS**

- 3.1 The Landowners are lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 3.2 Except the Landowners and their respective legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Development Agreement.
- 3.4 The said plot of Land is free from all encumbrances, charges, liens, dispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Temple, Mosque, debottor or burial ground on the said plot of Land.



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- 3.6 The Landowner will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.
- 3.7 The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowner shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 3.8 The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowner by the Developer's within specified period.



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3.9 The Landowners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.

3.10 The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.

3.11 The Landowner shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.

3.12 The Landowners shall have no responsibilities for the proposed project/construction except to deliver vacant and undisputed possession of land and sign on relevant papers and documents as and when required by the Developer.

3.13 The Landowners shall execute a General Power of Attorney in favour of the Developer for the purpose of construction and selling of the Developer's allocation. The clause/s relating to sale and sale proceeds in the said Power of



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Attorney shall be operative after execution of this agreement.

3.14 Upon the Developer's constructing and delivering possession to the Landowner of the Landowner's allocation, the Landowner shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

3.15 The Landowners will pay at the time of delivery of possession actual proportionate cost for installation of transformer in respect of 5 (five) flats and the Landowners will also bear the cost of installation of individual electric meter in respect of their total allocated 5 (five) flats. BE IT TO BE MENTIONED THAT the Landowners will pay to the Developer the amount of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand) only per flat if they sale any of their above-mentioned total allocated 5 (five) flats.

#### ARTICLE- IV

##### DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

4.1 The Landowners had furnished photocopies of Title Documents with regard to the possession & title of their land under this agreement to the Developer. Based on the search of these documents and prima-facie satisfied with the



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Title, developer has decided to participate in the development of the land. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.

- 4.2 The Developer shall submit the said plan for sanction before the office of Rajpur Sonarpur Municipality. It has been specifically agreed by the Developer that the Developer will submit for sanction of the plan of the proposed building before Rajpur Sonarpur Municipality within one year from the date of execution of this Agreement.
- 4.3 After obtaining sanction the Developer and the owners shall demarcate their respective portion on the photocopy of the said approved plan to be signed by both the parties which will be treated as part of this agreement.
- 4.4 Upon receipt of the possession as stated above the Developer shall commence constructions of the said building as per said sanctioned plan at its cost.
- 4.5 The Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the second schedule herein, as per specification and in



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good and habitable condition, to the owners towards the consideration for development of proportionate share of their land, positively within 54 months with a grace period of 6 (six) months from the date of this Development Agreement along with possession letter, copies of sanctioned building plan, drainage and sewerage connection, permanent water connection with adequate ferrule and main electric supply line, upto date paid up tax bill;

4.6 The Developer shall prepare plan of the Multi-storied building and get it sanctioned and shall construct, erect and complete the Landowners' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost within 54 months from the date of signing of this Development Agreement. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.

4.7 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.



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- 4.8 The Developer after completion of construction of the Landowner's Allocation first of all providing with all the amenities such as water supply, electricity etc. which are essential for comfortable living and without doing so the Developer shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour. The Developer before putting the Landowners in possession of their flats, must obtain completion certificate from Municipality and handover the same to the Landowners within 48 months.
- 4.9 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall belong to the Developer.
- 4.10 Upon finalisation of the Building Plan for construction of the New building or buildings at the said plot of Land, the Developer will choose flats, to comprise in the Landowner's allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building at the said plot of Land at his own costs and expenses in respect of the First Schedule premises.



Adipati Dwi Pratiwi, S.Pd, M.Pd  
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4.11 The Developer shall on completion of the New Building or buildings put the Landowner in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 54 (Fifty Four) months from signing of this Development Agreement and starting of construction work on the First Schedule plot of Land.

4.12 The Developer hereby agrees and covenants with the Landowner to complete the construction delivery of the possession of the Landowners allocation to the Landowner of the new building at the said First Schedule plot of Land in terms of the Development Agreement within a period of 54 (Fifty Four) months.

4.13 The Developer hereby agrees and covenants with the Landowner not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.

4.14 The Developer hereby agrees and covenants with the Landowner that Developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land without any objection from



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the date of handover of possession of project land till completion of construction.

4.15 The Developer hereby agrees and covenants with the Landowner not to transfer and/or assign the benefits of this agreement or any portion thereof to any outsider.

4.16 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate Rs. 10,000/- per month to the Landowner.

4.17 The Landowner No. 3 to 5 herein jointly will get Rs. 18,000/- (Rs. 6000/- each) per month from the Developer as their alternative accommodation charges from the time of demolition of their building standing thereon till the date of issuance of Letter for taking possession of the said Landowners' Allocation.

4.18 The Developer will take the proceeds of scraps on demolition of the existing structure on the First Schedule plot of Land and the Landowner will not be entitled to the same.

4.19 The Developer shall start the proceeding of sanction after taking the possession of the plot of land from the Landowner and the Developer shall deliver the possession of the



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Landowner's allocation within forty eight months from the date of the getting sanctioned plan.

**ARTICLE -V**

**(PROJECT AND PROJECT DEVELOPMENT)**

- 5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department.
- 5.2 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.
- 5.3 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and submitted by the Developer on behalf of the Landowner at



Assistant Commissioner, Sub-Registry  
Gate No. 14, Halasaru

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Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.

- 5.4 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future.
- 5.5 The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.6 The Developer shall have right to purchase or enter into development agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future.
- 5.7 The Landowner shall not do any act deed or thing whereby the Developer shall be prevented from construction and



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completion of the said new building or buildings at the said plot of Land and for this purpose the Landowner keeps the Developer saved, harmless and indemnified so long the interest of the landowners are protected.

- 5.8 The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.
- 5.9 The roof of the constructed multi storied building shall remain for common use of the Landowners and Developer.
- 5.10 The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said Multi-storied building stands.
- 5.11 All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for



*[Signature]*  
Jenderal di Direktorat Bina Sahabat  
Komunitas dan Masyarakat

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maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.

5.12 That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.

5.13 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowner in undisputed possession of the Landowner's useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.

#### **ARTICLE -VI-TITLE DEEDS**

6.1 Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowner shall also deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and



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things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Rajpur Sonarpur Municipality and for smooth running of the construction work of the proposed building. The Developer also give proper acknowledgement of documents on non-judicial stamp paper and duly signed by the authorised person of the Developer.

- 6.2 The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the landowners in favour of any bank/financial institute/NBFC or other entities to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of any such loan shall be the sole responsibility of the developer and the landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

#### **ARTICLE -VII-CONSIDERATION**

- 7.1 In consideration of the Landowner allowing the Developer to commercially exploit the said premises at its cost the



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Additional District Sub-Inspector  
Coimbatore 7th Range

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Developer shall allocate the Landowner's allocation as stated earlier in Article-1, Para 1.8 of this instant Agreement which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

**ARTICLE -VIII COMMON FACILITIES**

- 8.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of this Development Agreement till the date of the delivery of possession of the Landowner's Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
  
- 8.2 As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowner shall be exclusively responsible for payment of all municipal and other taxes from the date of delivery of possession of the said Landowner's allocation, payable in respect of the said Landowner's allocation by the Landowner.



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8.3 As and from the date of service of notice of possession of the Landowner's allocation in the New building, the Landowner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate maintenance charges in respect of the new building @ Rs. 2.50/- per sq.ft. in respect of the Landowner's allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

**ARTICLE IX - COMMON RESTRICTIONS**

9.1 The Landowner's Allocation in the new building or buildings at the said plot of Land shall be subject to the same



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restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.

9.2 The Landowner shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.

9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.

9.4 The parties shall abide by all laws, By-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, By-laws, Rules and Regulations.



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- 9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.
- 9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.
- 9.7 No goods or other items/materials shall be kept by the Landowner or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, an



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the case may be shall be entitled to remove the same at the risk and cost of the other.

9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.

9.9 The Landowner shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.

**ARTICLE X- LAND OWNER'S INDEMNITY**

10.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance



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provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

10.2 The Landowner hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plots of project Land.

#### **ARTICLE XI-DEVELOPERS INDEMNITY**

11.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.

11.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.



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**ARTICLE XII-MISCELLANEOUS**

12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein, and the Landowner hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowner shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

12.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/ Holding organization and hereby give their consent to abide by the same.



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12.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).

12.4 The entire roof/terrace of the building shall belong to the Landowner and the Developer in their area sharing proportions and if by virtue of any change the Rajpur Sonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowner will not be entitled of the said constructed area as owners' allocation.

12.5 That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer.

#### **ARTICLE XIII- FORCE MAJURE**

13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majeure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-



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commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

**ARTICLE XIV- JURISDICTION**

14.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the Bastu land measuring an area of about 6 Cottah along with structures standing thereon measuring about 500 sq. ft. in Garia Garden Road under R.S. Khatian No. 650, R.S. Dag No. 629, Mouza- Barhans Partabad, J.L. No. 47, R.S. No. 7, Touji No. 109, Police Station- Sonarpur, Sub Registry Office- Garia, under Ward No. 28 of Rajpur Sonarpur



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Municipality in the District - 24 Parganas (South), and the entire land is butted and bounded as follows :-

**ON THE NORTH** : By R.S. Dag 1428 & 6' wide Common Passage;

**ON THE SOUTH** : By R.S. Dag 604;

**ON THE EAST** : By R.S. Dag 630;

**ON THE WEST** : By R.S. Dag 1874;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(LANDOWNERS ALLOCATION)**

**ALL THAT 1) total 5 (five) flats** out of which Landowner No.1 herein will get one flat measuring about 800 sq. ft. built up area and one car parking space, Landowner No. 2 herein will get one flat measuring about 850 sq. ft. built up area along with one car parking space and the Landowners No. 3 to 5 herein will get rest 3 (three) flats each measuring about 600 sq. ft. built up area in the proposed residential building to be constructed at the said First Schedule premises together with proportionate share in the roof and the common facilities to be allocated to the Landowners which shall absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed constructed at the said First Schedule premises. However, if any landowner choose flat at any floor above 5th floor, he/she will pay Preferred Location Charge (PLC) as applicable on



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that project on the given period. The Landowner No.1 & 2 will pay to the Developer Rupees Two Lakhs each before taking possession of their allocation in the new building. 2) A sum of **Rs. 1,00,000/- (One Lakh)** only which is already paid on behalf of the land-owners, with their consent and as per their instruction by way of registration expenses for their title deeds mentioned above Bearing Deed Nos. 3956/20, 3951/20, 3955/20, 3952/20 & 4106/20, all are of ADSR Garia.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the shall mean and include the **remaining** built up area of Flats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Developers Agreement.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATIONS OF CONSTRUCTION)**

1. **Foundation & Structures**
  - a. RCC framed structure all the materials are to be best of quality and the steel should be from the Company of ISI brand.



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**2. Walls-**

- a. Plaster of Paris in the interiors of the walls and ceilings.
- b. Attractive external finish with ISO grade quality cement paint like Weather Coat.

**3. Doors-** Main door should be polish finish flush door.

- a. Aluminium sliding windows with large glass panes (French window if required).
- b. Door frames of Sal wood.
- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej/Doorset or ISI mark.

**4. Flooring:-**

Flooring - Vitrified tiles of reputed company drawing dining tiles size should be 2' x 2' sqre.

**5. Kitchen-** Floor should be 2' x 2' sqre tiles.

- a. Coloured designed ceramic tiles up to height of 30 inch from cooking counter top.
- b. Kitchen working table counter top with granite to be used.
- c. Provision for exhaust fan.

**6. Bathrooms:-**

- a. Coloured/ designed ceramic tiles up to lintel height.
- b. Concealed plumbing system using standard make pipes and fittings of ISI mark.



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- c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from reputed Co.
- d. Provision for exhaust fan.
7. **Lift**- Lift for all co-owner and should be of reputed Company.
8. **Electrical**-
  - a. PVC conduit pipes with copper wiring
  - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in Drawing/ dining rooms.
  - c. M.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
10. **CCTV Surveillance** security system to be installed inside all lobbies of the Building and the vacant area on the Ground Floor of the project.
  - a. Electrical Calling Bell point at entrance of residential flats.
  - b. Concealed Telephone point in living room.
  - c. Common lighting, street lighting as required to be installed.
11. **Special Features**
  - a. Common Staff toilet in ground floor.
  - b. Deep tube-well and overhead tank will be provided.
  - c. Roof treatment for water proofing on the Roof.



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**THE FIFTH SCHEDULE ABOVE REFERRED TO  
(COMMON EASEMENT)**

1. The clear un-interrupted right of access in common with the Landowners and/or landowners and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so



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far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

**THE SIXTH SCHEDULE ABOVE REFERRED TO  
(COMMON EXPENSES)**

1. The expenses for maintenance, operating while washing, painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO  
(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.



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Gata South 24 Pargana

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4. Lift well.
5. Lift machine installation
6. Lift machine room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring meter room generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
12. Pump room (if any).
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit



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in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Calcutta in presence of:-

1. *Manoj*  
Mahajogee Ltd Road,  
Garia Katra-84.

2. *Subhanta Mazumdar*  
137 Garia St. Rd.  
Kat-84

1) *Siranger for Datta*

2) *Himadri Sekhar Datta*

3) *Subhanta Datta*

4) *Sanjay Datta*

5) *Dipankar Datta*

**SIGNATURE OF THE LAND OWNERS**

**GANGULY EVERA DEVELOPERS LLP**

*[Signature]*  
**Designated Partner**

**SIGNATURE OF THE DEVELOPER**

Drafted by:-

*[Signature]*

**SOMA CHAKRABORTY**

Advocate.

Baruipur Civil Court

WB - 2618/99



Additional District Sub-Registrar  
Garia South 24 Parganas

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**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Si Tong on left hand*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*Wimaldi Sukhate on right hand*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*Sun Bin on right hand*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*Samy Dutt on right hand*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					

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Assam District Milk Producers  
Cooperative Societies Union Ltd.

10 DEC 2020



**SPECIMEN FORM FOR TEN FINGER PRINTS**



Dispaning BulG

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



R. J. C.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Additional District Sub-Registrar  
Garha South 24 Parganas

16 DEC 2020

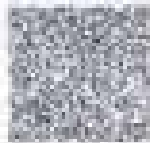


ভারত সরকার

Government of India

संविधानांक संघ टी. ई. संसदघर भवन, 110001 (110011)

নাম: কুমার সি  
Biometric Point Code  
541, Salyendra Mohan Gufa  
101, BANGSAR CHAKA LANE  
ফোন  
ফোন  
Circle Office Address  
Web Page URL  
মুদ্রিত



আপনার আধার নম্বর / Your Aadhaar No. :

**3272 0366 9051**

আমার আধার, আমার পরিচয়



ভারত সরকার



নাম: কুমার সি  
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541, Salyendra Mohan Gufa  
101, BANGSAR CHAKA LANE  
ফোন  
ফোন



**3272 0366 9051**

আমার আধার, আমার পরিচয়



জ্ঞান

- আধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়।
- পরিচয় প্রমাণ প্রমাণিত প্রমাণিত হলে তবে প্রমাণ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার প্রমাণ প্রমাণ নয়।
- আধার পরিচয় প্রমাণিত প্রমাণিত হলে তবে প্রমাণ।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Bengal 700047

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Sitangon for kuku





Si Bangsa la Dulla



आयुक्त विभाग

INDUSTRIAL DEPARTMENT



भारत सरकार

GOVT OF INDIA

HIMANSHU DEEPAK GUPTA

HIMANSHU GUPTA

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*Himanshu Gupta*



*Himanshu Gupta*







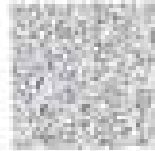
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Aadhaar Card Issuing Agency  
हिमांशु सार्दा, भाषाज्ञान  
मानवसंसाधन अधिकारी

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MUSKATI  
Bhambhadasapur, Gurgaon,  
Haryana, India, Pin  
122004, India, Year  
2014

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Himanshu Sarda





*Sukrata Dutta*





ভারত সরকার

Government of India

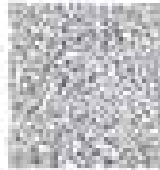
সীলন নং / Enrollment No. : 20101152600005

To  
Subrata Dutta  
১৩১ ৯১  
SO, Subrata Dutta  
MIS PRANTHA  
MAYMANPUR  
GATE  
Gara, South 24 Parganas  
West Bengal - 700094



AL812948207

৯১ ১০০০



আপনার **আদhaar** সংখ্যা / Your **Aadhaar** No. :

**6485 1892 7347**

— সাধারণ মানুষের অধিকার



- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অদলবদল অনন্যত্বের দ্বারা লভ্য হয়।

ধর্ম: (Religion)

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আদhaar সারা দেশে মান্য।
- আদhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



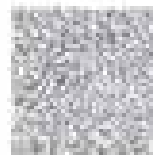
ভারত সরকার  
Government of India

১৩১ ৯১  
Subrata Dutta



AL812948207  
৯১ ১০০০

6485 1892 7347



— সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

১৩১ ৯১  
SO, Subrata Dutta  
MIS PRANTHA, MAYMANPUR  
GATE, Gara, South 24 Parganas  
West Bengal

Address: SO, Subrata Dutta,  
MIS PRANTHA,  
MAYMANPUR GATE,  
Gara, South 24 Parganas,  
West Bengal, 700094

6485 1892 7347



Subrata Dutta





संघ शासन  
Government of India



नाम  
Sample Name

पता  
Address



9260 7580 3321

संघ - साधजन नानुषेन अधिका

*Sonjay Datta*



Unkss Identification Authority of India

पता: ...  
...  
...

पता: ...  
...  
...

9260 7580 3321







आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJAY DUTTA

SUDHANSU DUTTA  
DIRECTOR

आयकर विभाग

*Sanjay Dutta*

भारत सरकार  
GOVT. OF INDIA



*Sanjay Dutta*





ভারত সরকার

Government of India

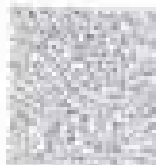
স্মারক নং: UIDAI/UID/2017/1404

স্মারক নং: UIDAI/UID/2017/1404  
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স্মারক নং: UIDAI/UID/2017/1404

8510 0779 1877

— সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

UIDAI/UID/2017/1404



UIDAI/UID/2017/1404

8510 0779 1877

— সাধারণ মানুষের অধিকার



পরিচয়ের প্রমাণ, না নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করা  
করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সমগ্র দেশে বৈধ।

সমগ্র দেশব্যাপী সরকারী ও (স্বায়ত্বশাসিত) পরিষদ  
সহকারী সংস্থা।

is valid throughout the country.

will be helpful in availing Government  
and Non-Government services in future.

UIDAI/UID/2017/1404

UIDAI/UID/2017/1404

UIDAI/UID/2017/1404

8510 0779 1877



Dipankar Datta



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPANKAR DUTTA

SUDHANGSHU KUMAR DUTTA

05/12/1988

Permanent Account Number:  
CBYFD4056J

*Dipankar Dutta*

Signature



*Dipankar Dutta*





GANGULY EVERA DEVELOPERS LLP



*[Handwritten Signature]*  
Designated Partner







*Arjit*









Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-018981909-1

Payment Mode: Online Payment

GRN Date: 16/12/2020 12:17:43

Bank: ICICI Bank

BRN: 55961506

BRN Date: 16/12/2020 12:18:27

DEPOSITOR'S DETAILS

Id No.: 2001697729/2/2020

(Daily No. Query Fee)

Name: GANGULY EVERA DEVELOPERS LLP

Contact No.: Mobile No.: +91 8335047751

E-mail:

Address: 159 GARIA STATION ROAD

Applicant Name: Mrs Soma Chakraborty

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001697729/2/2020	Property Registration- Stamp duty	9000-03-103-003-02	10001
2	2001697729/2/2020	Property Registration- Registration Fee	9000-03-104-001-18	10001

Total

11002

In Words: Rupees, Eleven Thousand Forty Two only



### Major Information of the Deed

Deed No :	I-1629-04615/2020	Date of Registration	16/12/2020
Query No / Year	1629-2001697729/2020	Office where deed is registered	
Query Date	15/12/2020 8:04:38 PM	1629-2001697729/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8336047751, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 95,58,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article-48(g))	Rs. 1,021/- (Article E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUUR, Road: Gana Garden Road, Mouza: Bahans Fartabad, Ward No: 28 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-629	RS-650	Bastu	Bastu	6 Katha	1,00,000/-	91,80,003/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>6.90Dec</b>	<b>1,00,000 /-</b>	<b>91,80,003 /-</b>	








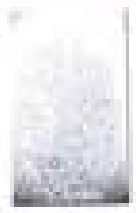

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>50,000 /-</b>	<b>3,75,000 /-</b>	





**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sitangshu Kumar Datta</b> Son of Late Satyendra Mohan Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
	12C, Balshnabghata Lane, Circus Avenue, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1R, Aadhaar No: 32xxxxxxx9051, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Mr Himadri Sekhar Datta</b> Son of Late Himangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
	Skyline Residency, Mahamayapur Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3L, Aadhaar No: 25xxxxxxx9944, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>Mr Subrata Kumar Datta</b> Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
	M/26, Prantika Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6J, Aadhaar No: 64xxxxxxx7347, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			



4	Name	Photo	Finger Print	Signature
	<b>Mr Sanjoy Datta</b> Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
		16/12/2020	L1 16/12/2020	16/12/2020
M/26, Prantika Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx2P, Aadhaar No: 92xxxxxxx3331, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mr Dipankar Datta</b> Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
		16/12/2020	L1 16/12/2020	16/12/2020
M/26, Prantika, Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx0J, Aadhaar No: 85xxxxxxx1877, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ganguly Evara Developers LLP</b> 159, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:- AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Amit Ganguly (Presentant)</b>            Son of Late Ranjit Ganguly            Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>16/12/2020</td> <td>L1 16/12/2020</td> <td>16/12/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Amit Ganguly (Presentant)</b> Son of Late Ranjit Ganguly Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office					16/12/2020	L1 16/12/2020	16/12/2020
Name	Photo	Finger Print	Signature										
<b>Mr Amit Ganguly (Presentant)</b> Son of Late Ranjit Ganguly Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office													
	16/12/2020	L1 16/12/2020	16/12/2020										



-	174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AxxxxxxR, Aadhaar No Not Provided by UIDAI) Status : Representative, Representative of : Ganguly Evera Developers LLP (as partner)
*	

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debabrata Mazumder</b> Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084			
	16/12/2020	16/12/2020	16/12/2020
Identifier Of Mr Sitangshu Kumar Datta, Mr Himadri Sekhar Datta, Mr Subrata Kumar Datta, Mr Sanjoy Datta, Mr Dipankar Datta, Mr Amit Ganguly			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Sitangshu Kumar Datta	Ganguly Evera Developers LLP-1.98 Dec
2	Mr Himadri Sekhar Datta	Ganguly Evera Developers LLP-1.98 Dec
3	Mr Subrata Kumar Datta	Ganguly Evera Developers LLP-1.98 Dec
4	Mr Sanjoy Datta	Ganguly Evera Developers LLP-1.98 Dec
5	Mr Dipankar Datta	Ganguly Evera Developers LLP-1.98 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr Sitangshu Kumar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
2	Mr Himadri Sekhar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
3	Mr Subrata Kumar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
4	Mr Sanjoy Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
5	Mr Dipankar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft



On 16-12-2020

**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 13:50 hrs on 16-12-2020, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly .

**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 95,55,003/-

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

Execution is admitted on 16/12/2020 by 1. Mr Sitangshu Kumar Datta, Son of Late Satyendra Mohan Datta, 120, Bashnabghata Lane, Circus Avenue, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Himadri Sekhar Datta, Son of Late Himangshu Kumar Datta, Skyline Residency, Mahamayapur Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Subrata Kumar Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Sanjoy Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mr Dipankar Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika, Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Debobrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 16-12-2020 by Mr Amit Ganguly, partner, Ganguly Evera Developers LLP (LLP), 159, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Debobrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, Pin - 700084, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 12:18PM with Govt. Ref. No: 192020210169819091 on 16-12-2020, Amount Rs: 1,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 55961506 on 16-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7088, Amount: Rs 10/-, Date of Purchase: 11/12/2020, Vendor name: Tannoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 12:18PM with Govt. Ref. No: 192020210169819091 on 16-12-2020, Amount Rs: 10,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 55961506 on 16-12-2020, Head of Account 0030-03-103-003-02

Debashish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1629-2020, Page from 165962 to 166027  
being No 162904615 for the year 2020.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2020.12.29 11:05:01 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/12/29 11:05:01 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)