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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 739337

16/18/2022
12-200052660-2022

STAMPED BY THE REGISTRAR AT ALLPORA
REGISTRATION NO. 7 (2) OF
ALLPORA, SOUTH 24 PARGANAS
WEST BENGAL

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

16 AUG 2022

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made this 16th
Day of August, 2022 .. Two Thousand Twenty Two (2022);

BETWEEN

7624

10 AUG 2022

No.....Rs 50/- Date 10/8/2022
 Name: P.K. Chatterjee (Adv)
 Address: Alipore Police Court
 Vendor: K. J. Chowdhury
 Alipore Collect rate, 24 Pga. (S)
SUBHAKAR DAS
STAMP VENDOR
 Alipore Police Court, Kol-27



Sujan Saha.
 Officer-in-Charge
 Alipore Police Court
 P.O. P.S. Alipore
 Kol-27
 K.J. Chowdhury

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 16 AUG 2022

SRI TAPAN KUMAR SARKAR (PAN: ALUPS1070R), Aadhaar No. 800116186797, Mob:9433477130, son of Late Sudhir Ranjan Sarkar by faith-Hindu, by occupation-Business, Nationality - Indian, residing at 567, Vivekananda College Road, P.O. Thakurpukur, Police Station - Haridevpur, Kolkata - 700063, hereinafter collectively called and referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OWNER PART.**

AND

RAM-N-T ASSOCIATE (PAN: ALUPS1070R) a Sole Proprietorship firm having its Registered office at 567, Vivekananda College Road, Police Station - Haridevpur, Kolkata- 700063, being represented by its Proprietor **SRI TAPAN KUMAR SARKAR (PAN: ALUPS1070R), Aadhaar No. 800116186797, Mob:9433477130, son of Late Sudhir Ranjan Sarkar of 567, Vivekananda College Road, Kolkata - 700063, hereinafter called the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, successors-in-office and assigns) of the **OTHER PART.****

WHEREAS Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee, were the joint absolute owners of **ALL THAT** piece and parcel of land measuring about 10 Cottah 15 Chittak 7 sq. ft. more or less together with tile shed and asbestos shed structure standing thereon, lying and situated in Mouza- Paschim Barisha, Khatian No.734, R.S. Dag No. 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.125, being Premises No. 76, Dakshin Para Road Road, Police Station - Thakurpukur, Kolkata-700063, District 24 Parganas (South) and jointly seized and possessed of and otherwise the same being paying rates and taxes regularly.

AND WHEREAS said Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee, the owners therein entered into a Joint Venture Agreement with one Developer named Ram-N-T Associates, a sole proprietorship firm, having its office at 567, Vivekananda College Road, P.O. Thakurpukur, Kolkata - 700063, in respect of land measuring about 10 cottahs 15 chittacks 7 sq.ft. more or less being Premises No.76, Dakshin Para Road, Police Station - Thakurpukur, under Ward No. 125, Kolkata - 700063 for construction of multi storied building.

AND WHEREAS prior discussions with the Owners therein Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee, the Developer Ram-N-T

Associates obtained sanctioned building plan from the K.M.C. for multi-storied residential building at the cost of the developer in the South - East portion of the said premises measuring about 3 Cottahs 1 chitticks 2 sq.ft. more or less out of total land measuring about 10 Cottahs 15 Chitticks 07 sq. ft. more or less of the said premises being No.76, Dakshin Para Road, Police Station - Thakurpukur, under K.M.C. Ward No.125, Kolkata- 700063 and delivered the possession of the owner's allocation to the Owners in respect of two flats on the first floor and one flat at the Ground Floor, South-Western-side and one flat at Second Floor in South-Eastern-side and money consideration thereof as per Joint Venture Agreement dated 10th June, 2009 and the remaining land in the North-East-West portion of the premises measuring about 7 Cottahs 1 Chittack 5 sq.ft. more or less of the said Premises being No.76, Dakshin Para Road, Police Station - Thakurpukur, under Ward No.125, Kolkata -700063, seized and possessed by the said Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee jointly by paying taxes thereto.

AND WHEREAS said Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee, the owners therein and the Developer entered into a Supplementary Agreement on 13.03.2015 and in terms of the said Supplementary Agreement the Owners have executed a General Power of Attorney in favour of SRI TAPAN KUMAR SARKAR son of Sri Sudhir Ranjan Sarkar of 567, Vivekananda College Road, P.O. Thakurpukur, Police Station - Haridevpur, Kolkata- 700063, Proprietor of M/S Ram-N-T Associates having its office at 241-B, D. H. Road, Kolkata - 700063, as Constituted Attorney, registered in the office of D.S.R.-I, Alipore, 24 Parganas (South) and recorded in Book No.IV, Volume No.1, page from 3793 to 3802, Being No.00312 for the year 2015, for sale, transfer, gift etc. of the said remaining land in the North-East-West portion, measuring about 7 (Seven) Cottahs 1 (One) Chittacks 5 (Five) sq.ft. more or less of the said premises being No.76, Dakshin Para Road, Police Station - Thakurpukur, under Ward No.125, Kolkata -700063, morefully described in the Schedule thereunder written and in terms of the said Supplementary Agreement and on the basis of registered power of attorney the Developer has agreed to transfer the said entire landed property measuring about 7 Cottahs 1 Chittacks 5 sq.ft. more or less together with 400 sq.ft. kancha structure standing thereon, along with all amenities, facilities, passages and all other easement rights attached thereto, lying and situated in Mouza - Paschim Barisha, Khatian No.734, R.S. Part Dag No.3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R. No.43, being part of Premises No. 76, Dakshin Para Road, Police Station - Thakurpukur, under K.M.C. Ward No.125, Kolkata -700063, District 24 Parganas (South).

AND WHEREAS by virtue of a Deed of Conveyance dated 12th day of August 2020 executed by Smt. Chhanda Bhattacharjee, Smt. Aparna Bhattacharjee and Smt. Mira Bhattacharjee, therein referred to as the "Vendors" of the One Part and Sri Tapan Kumar Sarkar therein referred to as the "Purchaser" of the Other Part wherein the Vendors therein, sold, conveyed, transferred and assigned **ALL THAT** piece and parcel of land in the North-East-West portion measuring about 7 (Seven) Cottahs 1 (One) Chittacks 5 (Five) sq.ft. more or less, together with single storied Tiles Shed kancha structure measuring about 400 sq.ft. more or less, lying and situated in Mouza - Paschim Barisha, Khatian No. 734, R. S. Part Dag No. 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, within the jurisdiction of the Kolkata Municipal Corporation, being part of Premises No.76, Dakshin Para Road, Police Station - Thakurpukur, under Ward No. 125, Kolkata - 700063, (Premises Not located on D.H. Road) District 24 Parganas (South), more fully described in the Schedule thereunder written to and in favour of Sri Tapan Kumar Sarkar, the Purchaser therein and the said deed was duly registered in the office of D.S.R.-II, Alipore, 24 Parganas (South) and recorded in Book No.I, Volume No.162-2020, pages from 167663 to 167692, Being No. 160204269 for the year 2020 at and for the total consideration mentioned therein.

AND WHEREAS by virtue of the said registered Deed Sri Tapan Kumar Sarkar, the Owner herein, became the sole and absolute owner of the said measuring about 7 (Seven) Cottahs 1 (One) Chittacks 5 (Five) sq.ft. more or less, together with single storied Tiles Shed kancha structure measuring about 400 sq.ft. more or less, lying and situated in Mouza - Paschim Barisha, Khatian No. 734, R. S. Part Dag No 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, within the jurisdiction of the Kolkata Municipal Corporation, being part of Premises No.76, Dakshin Para Road, Police Station - Thakurpukur, under Ward No. 125, Kolkata - 700063, (Premises Not located on D.H. Road) District 24 Parganas (South) and absolutely seized and possessed of the same by mutating his name in the records of the Kolkata Municipal Corporation and the said property known and numbered as Premises No. 76B, Dakshin Para Road, under Assessee No. 41-125-06-0895-4 and paying taxes thereto, more fully described in the **SCHEDULE 'A'** hereunder written and the said property free from all encumbrances, liens, lispendens, attachments, charges, mortgages, whatsoever.

AND WHEREAS said Sri Tapan Kumar Sarkar, the Owner herein, has decided to develop his said land measuring about measuring about 7 (Seven) Cottahs 1 (One) Chittacks 5 (Five) sq.ft. more or less, together with single storied Tiles Shed kancha structure measuring about 400 sq.ft. more or less, lying and situated in Mouza - Paschim Barisha, Khatian No. 734, R. S. Part Dag No 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, within the jurisdiction of the Kolkata Municipal Corporation, being Premises No. 76B, Dakshin Para Road, Police Station - Thakurpukur,

under Ward No. 125, Kolkata - 700063 (Premises Not located on D.H. Road) District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written, containing self contained residential flats and car parking spaces in each and every floor of such building and other spaces according to the sanctioned plan by the Kolkata Municipal Corporation.

AND WHEREAS the Developer herein namely M/s. Ram N T Associates, a sole proprietor ship Firm, having its registered office at 567, Vivekananda College Road, Police Station - Haridevpur, Kolkata- 700063, have come forward and agreed / affirmed to collaborate with the Owner in the matter of construction of the building according to FAR to be available on the said Premises No.76B, Dakshin Para Road, Police Station - Thakurpukur, under K.M.C. Ward No. 25, Kolkata - 700063, (Premises Not located on D.H. Road) District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written, by constructing multi storied building thereon consisting of several independent flats and car parking spaces as per building plan sanctioned by the Kolkata Municipal Corporation at the cost of the Developer herein and after proactive discussions between the parties hereto both the parties hereto have agreed to develop the said property in the terms and conditions are as follows:

BEFORE EXECUTION OF THIS AGREEMENT THE OWNER HAVE REPRESENTED AND ASSURED TO THE DEVELOPER as follows:

- i) That the said property is free from all encumbrances charges, liens, lispendents, attachments, whatsoever and the same is occupied by the owner.
- ii) That there is no notice of acquisition or requisition received or pending in respect of the said property, morefully described in the Schedule 'A' hereunder written.
- iii) The Owner further declares that since the said property is having an area of 7 (Seven) Cottahs 1 (One) Chittas 5 (Five) sq.ft. land more or less together with Old dwelling house thereon and as such the same is not attracted under Urban Land Ceiling Act u/s 27(3) of the Urban Land (Ceiling and Regulations) Act 1976.
- iv) The Owner has declared to the Developer that the Owner has a marketable title in respect of the said property without any claim right title, interest of any person thereon or therein and the Owner has absolute right to enter into an Agreement with the Developer and the Owner hereby undertake to indemnify and keep the Developer indemnified against any third Party's claim and demands whatsoever with regard to the title and Ownership of the Owner.

- v) There is no other agreement or existence at present in respect of the said premises.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- I. That in this agreement unless otherwise agreed upon the following expression will have the following meaning
 - a) **PREMISES** shall mean **ALL THAT** piece and parcel of land measuring about 7 (Seven) Cottahs 1 (One) Chittaks 5 (Five) sq.ft. more or less, together with single storied Tiles Shed kanchi structure measuring about 400 sq.ft. more or less, lying and situated in Mouza - Paschim Barisha, Khalian No. 734, R. S. Part Dag No. 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, within the jurisdiction of the Kolkata Municipal Corporation, being Premises No. 76B, Dakshin Para Road, Police Station - Thakurpukur, under K.M.C. Ward No. 125, Kolkata - 700063, (Premises Not located on D.H. Road) District 24 Parganas (South), morefully and particularly described in the Schedule 'A' appearing hereunder.
 - b) **PLAN** shall mean plan or plans to be prepared by the registered Architect/L.B.S. for construction of a multi storied building already sanctioned by the K.M.C. in respect of Premises No.76B, Dakshin Para Road, Police Station - Thakurpukur, under K.M.C. Ward No. 125, Kolkata - 700063, District 24 Parganas (South).
 - c) **OWNER** shall mean **SRI TAPAN KUMAR SARKAR** son of Late Sudhir Ranjan Sarkar, residing at 567, Vivekananda College Road, P.O. Thakurpukur, Police Station - Haridevpur, Kolkata-700063, his heirs, executors, administrators, legal representatives and assigns.
 - d) **DEVELOPER** shall mean **RAM N-T ASSOCIATE** a Sole Proprietorship Firm, having its Registered office at 57, Vivekananda College Road, Police Station - Haridevpur, Kolkata-700063 and its successors -in-interest and assigns.
 - e) **NEW BUILDING** shall mean the multi storied building to be constructed on the said Premises No. 76B, Dakshin Para Road, Police Station - Thakurpukur, Kolkata - 700063, under K.M.C. Ward No. 125, District 24 Parganas (South), under the supervision and cost by the Developer.
 - f) **OWNER'S ALLOCATION** shall mean one flat self contained situated in the South-Western side of the Ground floor, marked as "Ground D" measuring

about 750 sq.ft. more or less and one Office Space measuring about 700 sq.ft. more or less in the North-Western side of the Ground floor of the proposed multi storied building as per sanctioned building plan from the Kolkata Municipal Corporation, **TOGETHER WITH** undivided proportionate share of land and right to use all common areas facilities and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.76B, Dakshin Para Road, Police Station – Thakurpukur, under K.M.C. Ward No. 125, Kolkata – 700063, (Premises Not located on D.H. Road) District 24 Parganas (South), morefully described in Schedule 'B' hereunder written

- g) **BUILDING PLAN** shall mean the Architect prepared plans of the proposed building to be constructed on the Premises No. 76B, Dakshin Para Road, Police Station – Thakurpukur, Kolkata – 700063, under K.M.C. Ward No. 125, District 24 Parganas (South).
- h) The owner already obtained a Sanction Building Plan from K.M.C. vide No.2021160091 dated 2/08/20 at his own cost and will handover it to the developer.
- i) **DEVELOPER'S ALLOCATION** : shall mean the remaining Sanctioned area of the said multi storied building proposed to be constructed except owner's allocation **TOGETHER WITH** undivided proportionate share of land, morefully mentioned in the Schedule 'A' herein above and right to use all common areas and facilities along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.76B, Dakshin Para Road, Police Station – Thakurpukur, Kolkata – 700063, under K.M.C. Ward No. 125, District 24 Parganas (South), morefully described in Schedule 'C' hereunder written.
2. That the Owner do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intend and object that the Developer shall have the necessary copy to Sanctioned plans and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect as provided in the Schedule 'A' hereunder written.
3. That in the circumstance and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained

herein and the obligation to be performed, fulfilled and observed by both the Owner and the Developer and in future consideration of the Owner having agreed to grant the exclusive right of development of the said premises to the developer. It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows:

4. To construct and complete the proposed building within 30 (thirty) months from the date of execution of this agreement and the aforesaid time for completion of the building may be mutually extended for 6 (six) months as the parties may agree.
5. That the Owner shall execute necessary deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer at any time after delivery of possession of the Owner allocation and consideration.
6. That the Developer shall construct and complete the said building as per sanctioned plan and specification attached herewith as already agreed upon and shall undertake full responsibility and the owner shall not be responsible and we indemnified by the Developer for any incident or accident which may occur in the said premises due to its construction activities and for faulty and/or any other defect or default whatsoever and the Developer shall keep the owner fully indemnified at all times against any loss or damages which may be caused to the Owner or any one also due to any accident during construction for any unauthorized construction in deviation of the plan and/or due to any other cause whatsoever.
7. That in consideration to the Developer constructing the said building and the terms and conditions contained in this agreement and the obligations to be fulfilled by the Developer and the Developer shall get Developer's allocation in the said premises and the Developer shall keep the Owner fully indemnified for all times to come and for all purpose and consequences whatsoever.
8. That the Developer shall construct the said proposed building in the said premises as per sanctioned plan.
9. **DEVELOPER AGREES:**
 - a) To incur all costs, charges and expenses for construction of the said building as per sanction building plan.
 - b) To complete the entire construction work of the proposed building in all respects and fully completed in habitable condition with all facilities and/or

amenities attached thereto be provided to the Owner described in the Schedule 'B' herein within 30 (thirty) months from the date of execution of this agreement and further extended period of six months as may be mutually agreed upon.

- c) The Developer also agree that from time to time the Owner and their authorized representatives shall have right of inspection of the construction of the proposed building without creating any disturbance or obstruction to the building, provided however the owner or their authorized representatives shall have right to point out any defect or to give any suggestion to the Developer of the building and the same shall be adhered to.

10. THE DEVELOPER'S OBLIGATION

- a) To construct and complete the said building in all respects in terms of this agreement and in accordance with the plan and Specification mentioned in Schedule 'C' hereunder written and as per the specified time stated hereinabove.
- b) To enjoy, negotiation and enter into agreement for sale with prospective buyers and accept advance and/or consideration money for the disposal of Developer allocation and it may think fit and proper from all such person or persons it may desire without any interference from the Owner.
- c) The Developer will be entitled to enter into an Agreement for sale and/or transfer the respective flats and car parking of their allocation in the building. At the time of execution of the deed conveyance the Owner shall be a party on such deed along with the Developer.
- d) That the Developer shall agree to pay all incidental charges during construction /completion of the said building. It is further made clear that the Owner shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developer's allocation in the proposed building.

11. OWNER AGREE

- a) To sign and execute all necessary papers, undertaking, affidavits, documents declaration, if any, with the Premises No. 76B, Dakshin Para Road, Police Station - Thakurpukur, Kolkata - 70063, under K.M.C. Ward No.125, District 24 Parganas (South), deed which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid instruments shall required to be approved by the Owner before execution of the same.

- b) To co-operate with the Developer for construction and completion of the proposed multi storied building at the said Premises being No.76B, Dakshin Para Road, Police Station – Thakurpukur, Kolkata – 700063, under K.M.C. Ward No.125, District 24 Parganas (South).
- c) The Owner further agrees to extend all co-operation with the Developer for completion of the said building and all other allied works as may be required by the Developer.
- d) The Owner also agree to handover all the original title deeds and other documents to the Developer and the same shall be retained by the Developer until completion of the entire building.
- e) That all the Flat Owners will pay the expenses for installation of new electric meter in respect of their respective flat and the Owner shall also proportionately pay the charges like other flat owner' for installation of extra transformer, if any, in respect of the said building.

12. **THE OWNER HAS FURTHER AGREED as follows :**

- a) Not to sell transfer alienate or encumber the premises so long this agreement shall remain in force and effect
- b) Not to cause any obstruction or interference in the bonafide construction erection and completion of the said building on the said premises.
- c) The Developer shall not be treated in default if the works is delayed due to the reasons amounting to FORCE MAJURE like earthquake, civil commotion at or conditions beyond its control.
- d) Both the Developer and the Owner shall be entitled to deal with or to dispose off their respective shares of the constructed space in any manner they thing fit and proper without any interference claim, demand from the Owner and Developer as long as such disposal shall not violate any provision of this Agreement.
- e) To deliver the premises together with building as is where is basis and the Developer herein shall be liable to demolish the existing old structure of the said premises at its own risks and responsibilities by engaging any labour or mistries and all the broken articles and debris shall be disposed off by the Developer at its responsibility.

13. MISCELLANEOUS

- j) It shall be responsibility of the developer to obtain the maximum possible space within the by-laws of the authorities concerned for the maximum exploitation of the value of the said property without altering the sanction plan.
- k) That by such delivery of the land/premises by the Owner to the Developer the Owner however shall not create any encumbrances and/or liens in respect of the property provided however the Developer's exclusive right for development of the property shall in anyway be affected.
- l) That the Owner's allocation will be provided first after that the Developer or its nominated person and persons can use its allocation and the Owner's allocation shall be handover after getting all the clearance.
- m) That Developer may enjoy financial loan from any Financial Institutions for development of this property without mortgaging the deed of this property.
- n) That if any excess area received by the Owner they will pay for the excess area as per prevailing market rate to the Developer and simultaneously if the Developer delivers less area than the Owner's share of allocation the Developer shall pay as per prevailing market rate to the Owner.
- o) That the Owner has exclusive right over the Top floor roof for construction of another floor and installation of boarding, Mobile Tower or any other commercial uses for 7 (seven) years from the date of delivery of possession of the Owners allocation.
- p) The name of the building is "APARNA MANSION".

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final Document for Transfer of Property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

SCHEDULE 'A' ABOVE REFERRED TO :**(Description of the Entire Premises)**

ALL THAT piece and parcel of land measuring about 7 (Seven) Cottahs 1 (One) Chittacks 5 (Five) sq.ft. more or less, together with single storied Tiles Shed kancha structure measuring about 400 sq.ft. more or less, lying and situated in Mouza - Paschim Barisha, Khatian No. 734, R. S. Part Dag No. 3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, R.S. No.43, with the jurisdiction of the Kolkata Municipal Corporation, being Premises No. 76B, Dakshin Para Road, Police Station - Thakurpukur, Kolkata - 700063, (Premises Not located on D.H. Road), within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.125, Assessee No.41-125-06-0895-4, District 24 Parganas (South), bounded as follows:

- ON THE NORTH** : By Land and Building of Sunil Mondal, (12' ft. wide Road);
ON THE SOUTH : Land and Building of Smt. Chhanda Bhattacharjee & others.
ON THE EAST : By Land & Building of Sri Dulal Chakraborty;
ON THE WEST : By Land of Building of Sri Dulal Mondal Singh.

SCHEDULE 'B' ABOVE REFERRED TO :**(Owner's Allocation)**

ALL THAT piece and parcel of one half contained flat situated in the South-Western side of the Ground floor, marked as "Ground D" measuring about 750 sq.ft. more or less and one Office Space measuring about 700 sq.ft. more or less in the North-Western side of the Ground floor of the proposed multi storied building as per sanctioned building plan from the Kolkata Municipal Corporation, **TOGETHER WITH** undivided proportionate share of land, more fully mentioned in the Schedule 'A' above and right to use all common areas and facilities along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.76B, Dakshin Para Road, Police Station - Thakurpukur, Kolkata - 700063, under K.M.C. Ward No. 125, District 24 Parganas (South).

SCHEDULE 'C' ABOVE REFERRED TO :**(Developer's Allocation)**

ALL THAT remaining Sanctioned area of the said multi storied building proposed to be constructed as per sanctioned building plan from the Kolkata Municipal Corporation

save and except Owner's allocation mentioned above **TOGETHER WITH** undivided proportionate share of land, more fully mentioned in the Schedule 'A' herein above and right to use all common areas and facilities along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.76B, Dakshin Para Road, Police Station - Thakurpukur, Kolkata - 700063, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.125, District 24 Parganas (South).

SCHEDULE 'D' ABOVE REFERRED TO

(Description of common Areas)

1. The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stairs, stair ways, entrance to and exit from the building to be constructed on the said land and intended for common use.
2. Installation of common services such as water sewerage (septic line) etc. connected with Road.
3. Lift, lift well, lift machine room etc.
4. Common passages and lobbies on the ground floor excepting car parking spaces.
5. Water pump, water tanks, septic tank water pipes and other plumbing installations.
5. Drainage and Sewerages. Electrical wiring meters and fittings (excluding those as reinstalled for any particular flat).
6. Pump room, electrical room.
7. Boundary walls and Main Gate.
8. Such other common parts and equipments, installations, fixed rates, fittings and spaces in or about the said buildings as are necessary for passages, user and occupation of the units in common.

THE SCHEDULE 'E' ABOVE REFERRED TO

(Common Expenses)

- (1) **MAINTENANCE** : All costs and expenses of maintaining repairing redecorating and renewing etc., of the main structure and in particular the top roof (only to the

extent of leakage and drainage (to the upper floors), gutters, water pipes for all purposes, drains, electric cables and wires in under or upon the Said Building and enjoyed or used by the Co-Holders in common with each other, main entrance and exit gates, landings and staircases of the said Building and enjoyed by the Co-Holders in common as aforesaid and the boundary walls of the said premises, compounds etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the said premises so enjoyed or used by the Co-Holders in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.

- (2) **OPERATIONAL** : All expenses for running and operating all machines equipments and installation comprised in the common areas and installations (including, lifts, water pump with Motor, Generator, Fire fighting Equipments and accessories, CCTV Security Systems, Deep Tube Well, etc., as applicable) and also the costs of repairing, renovating and replacing the same and also including the costs/ charges incurred/to be incurred for entering into "Annual Maintenance Contracts" or other periodic maintenance contracts for the same.
- (3) **STAFF**: The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g security, electrician, maintenance persons, caretaker, plumber administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.), including their bonus, other emoluments, benefits etc.
- (4) **TAXES** : Municipal and other rates, taxes and levies and all other outgoings, if any, in respect of the said premises (save those assessed separately in respect of any unit).
- (5) **INSURANCE** : Insurance premium, if incurred for insurance of the said Building and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
- (6) **COMMON UTILITIES** : Expenses for serving/ supply of common facilities and utilities and all charges incidental thereto.
- (7) **RESERVES** : Creation of funds for replacement, renovation and/or other periodic expenses.

- (8) **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-Charge for the common purposes.

SCHEDULE 'F' (BOVE REFERRED TO :

(Specification of the Building)

- (a) **STRUCTURE** : The building will be designed and R.C. Framed structure.
- (b) **WALLS** : Outer walls 200mm. thick and interior brick work will be of 125mm and 75 mm.
- (c) **DOORS** : i) 4' x 3" Wood frame with 32 mm commercial flush door.
ii) Metric lock with handle for door of main entrance of the flat only.
- (e) **FLOORING** : All floors will be finished cast in Situ Mosaic
- (f) **SANITATION** : i) Each Toilets shall be provided with
a) white wash basin
b) Shower
c) Commode/Indian Pan (Hindusthan)
d) And Other required plumbing accessories
ii) Kitchen : Provided with kitchen counter, sink along with water pipe line.
- (g) **INTERIOR WALL & OUTER WALL** : Interior wall will be plastered with cement sand mortar (1:5) coated with best quality plaster of paris, outside wall will be plastered with cement sand mortar (1:5) and snowcem
- (h) **ELECTRICAL** : Conventional wiring, electrical points, will be provided as per detailed below:
Bed rooms : Two light point, One Fan point, One plug point;
Living-cum-Dining : Two light points, one Fan point
One plug point for Fridge. One point for T.V.
Kitchen : One light point, One plug point
Toilet : One light point.

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

at Malaysia in the presence of:

1. *Sujan Saha*
Alipore Court -
Kolkata - 700027

Tapan Kr. Sankar

SIGNATURE OF OWNER

2. *Subal Jana*
212, R.B. Avenue
Kolkata - 700019

RAM-N-T ASSOCIATE
Tapan Kr. Sankar
Proprietor

SIGNATURE OF DEVELOPER

Drafted by:
P.K. Chatterjee
Advocate
(WB/48/88)
Alipore Court
Kolkata - 700027

Printed by
Subal Jana
Alipore Court,
Kol-700027.



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : *Tapan K. Sen*



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



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

GRN Details

GRN:	192021220189730611	Payment Mode:	Online Payment
GRN Date:	21/02/2022 17:07:09	Bank/Gateway:	State Bank of India
BRN :	CKS9002183	BRN Date:	21/02/2022 17:02:33
Payment Status:	Successful	Payment Ref. No:	2000526601/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: TAPAN KUMAR SARKAR
Address: 567, VIEKANAN DA COLLAGE ROAD, KOLKATA-700063
Mobile: 9433477130
Depositor Status: Buyer/Claimants
Query No: 2000526601
Applicant's Name: Mr P R Roy
Identification No: 2000526601/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000526601/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2000526601/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6991

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY ONE ONLY.



Singh

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000526601/2022	Office where deed will be registered
Query Date	17/02/2022 12:09:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 97-3348206, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
		Rs. 48,46,785/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dakshin Para Road, Road Zone : (Premises NOT located on D H Road (Ward 125) -) , Premises No: 76B , Ward No: 125, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Kar a 1 Chatak 5 Sq Ft		47,38,785/-	Width of Approach Road: 12 Ft.
Grand Total :					11.6646Dec	0/-	47,38,785/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
61	On Land L1	400 Sq Ft	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,08,000/-	



Query No: 2000526601 of 2022, Printed On : Feb 17 2022 12:10PM, Generated from wbrogistration.gov.in

Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri TAPAN KUMAR SARKAR Son of Late Sudhir Ranjan Sarkar, 567, Vivekananda College Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx0R, Aadhaar No.: 80xxxxxxx6797. Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RAM N T ASSOCIATE (Sole Proprietorship) 567, Vivekananda College Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. ALxxxxxx0R, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri TAPAN KUMAR SARKAR Son of Late Sudhir Ranjan Sarkar, 567, Vivekananda College Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx0R, Aadhaar No.: 80xxxxxxx6797	RAM N T ASSOCIATE (as proprietor)

Identifier Details :

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- Not Specified, P.O:- Alipore P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri TAPAN KUMAR SARKAR, Shri TAPAN KUMAR SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR SARKAR	RAM N T ASSOCIATE E-11.6646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR SARKAR	RAM N T ASSOCIATE E-400 Sq Ft



Major Information of the Deed

Deed No :	I-1604-09406/2022	Date of Registration	16/08/2022
Query No / Year	1604-2000526601/2022	Office where deed is registered	
Query Date	17/02/2022 12:09:54 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Alipore Police Court, Thakurpukur, Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 978348206, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value Rs. 48,46,785/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 53/- (Article:E, E)		
Rs. 7,020/- (Article:48(g))	Remarks		
	Received Rs. 50/- (FIF area) only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :



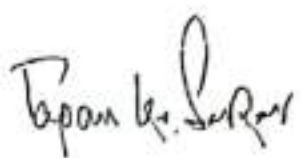
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dakshin Para Road, Road Zone : (Premises NOT located on T-1 Road (Ward 125) -) , Premises No: 76B, , Ward No: 125
Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 natak 5 Sq Ft		47,38,785/-	Width of Approach Road: 12 Ft.
Grand Total :				1.6648Dec	0/-	47,38,785 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.		1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,08,000 /-	



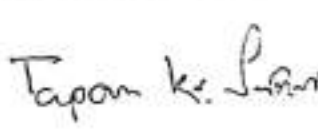
Grant Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p>Shri TAPAN KUMAR SARKAR (Presentant) Son of Late Sudhir Ranjan Sarkar Executed by: Self, Date of Execution: 16/08/2022 Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office</p>	 16/08/2022	 LTI 16/08/2022	 16/08/2022
<p>567, Vivekananda College Road, City:- No Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0R, Aadhaar No: 80xxxxxxxx6797, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 ,Place : Office Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>RAM N T ASSOCIATE 567, Vivekananda College Road, City:- Not Specified, P.O:- ThakurPukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: ALxxxxxx0R,Aadhaar No Not Provided by UIDAI. Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p>Shri TAPAN KUMAR SARKAR Son of Late Sudhir Ranjan Sarkar Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office</p>	 Aug 16 2022 1:44PM	 LTI 16/08/2022	 16/08/2022
<p>567, Vivekananda College Road, City:- No Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0R, Aadhaar No: 80xxxxxxxx6797 Status : Representative, Representative of : RAM N T ASSOCIATE (as proprietor)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- Not Specified, P. O:- Alipore. P. S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	16/08/2022	16/08/2022	16/08/2022

Identifier Of Shri TAPAN KUMAR SARKAR, Shri TAPAN KUMAR SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR SARKAR	RAM N T ASSOCIATE-11.6646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR SARKAR	RAM N T ASSOCIATE-400.00000000 Sq Ft

16-08-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4E
) of Indian Stamp Act 1899.

Representation(Under Section 52 & Rule 22A(3) 4E(1),W.B. Registration Rules,1962)

Presented for registration at 12:50 hrs on 16-08-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri
TAPAN KUMAR SARKAR ,Executant.

Certificate of Market Value(WB PUVI rules of 2011)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
48,46,785/-

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

Execution is admitted on 16/08/2022 by Shri TAPAN KUMAR SARKAR, Son of Late Sudhir Ranjan Sarkar, 567,
Vivekananda College Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN
700063, by caste Hindu, by Profession Business

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-08-2022 by Shri TAPAN KUMAR SARKAR, proprietor, RAM N T ASSOCIATE (Sole
Proprietorship), 567, Vivekananda College Road, City - Not Specified, P.O:- ThakurPukur, P.S:-Thakurpukur, District:-
South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-
and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
Online on 21/02/2022 5:08PM with Govt. Ref. No. : 192021220189730611 on 21-02-2022, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CK: 9002183 on 21-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50/-, by
online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7624, Amount: Rs.50/-, Date of Purchase: 10/08/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/02/2022 5:08PM with Govt. Ref. No. : 192021220189730611 on 21-02-2022, Amount Rs: 6,970/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CK: 9002183 on 21-02-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 293290 to 293314

being No 160409406 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.30 12:23:37 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/08/30 12:23:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-P ARGANAS
West Bengal.

(This document is digitally signed.)