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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

*[Signature]*  
Additional District Sub Registrar  
Sealdah

REGISTERED DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 10th day of March 2017 (Two thousand seventeen) in BETWEEN SRI PRADIP BISWAS, (PAN: AFYPB9554P), son of Late Sanku Lal Biswas,

1424 1001 04 MAR 2017  
R. P. Jeet Developer (P) W  
75, H.C.N. Park  
Kurlu

Sealdah Civil Court  
KURLE MUKHEWEEI

Rajesh Choudhary



VCTI  
305

RP JEET DEVELOPERS PVT. LTD.

Rajesh Choudhary  
Director



VCTI  
306

RP JEET DEVELOPERS PVT. LTD.

Rajesh Choudhary  
Director



VCTI  
307

Pradip Bishnoi

Identified by me  
Dwarkanath Bishnoi  
S/O Lt. S. K. Bishnoi  
175 R. M. Sarani  
Baidyapatra Heights  
Pin 712222.  
Business.

A. D. S. R. SEALDAH  
10 MAR 2017  
Dist.- South 24 Parganas

residing at 27, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, Kolkata-700054, P.O. K.G. Bose Sarani, P.S. Belegghata, District - South 24 Parganas, hereinafter called the O W N E R (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

M/S. R.P. JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A), a Private Limited Concern, represented by its Directors, SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M), s/o Late Ramaprasad Chaudhuri and SRI YUDHAJIT CHAUDHURI, (PAN: AJLPC0843M), s/o. Sri Ranajit Chaudhuri, having its registered office at 75, Hem Chandra Naskar Road, P.O. & P.S. Belegghata, Kolkata-700010, Dist. 24 Parganas (South), hereinafter called the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in-office and assigns) of the SECOND PART.

WHEREAS land measuring about 7 cottahs with structure standing thereon being premises no. 25, Narkeldanga Main Road, Kolkata-700054, P.S. Belegghata, District - South 24 Parganas, originally belonged to Sankulal Biswas of 24A, Narkeldanga Main



Road, Kolkata-700054, P.S. Belegkata, District - South 24 Parganas and said Sankulal Biswas during his life time executed and registered his last will and testament on 13.03.1975 and through the said Will, said Sankulal Biswas had bequeathed his several properties as remain mentioned in the said will in favour of his legal heirs and the aforementioned land and structure of premises no. 25, Narkeldanga Main Road, Kolkata-700054, P.S. Belegkata, District - South 24 Parganas, was directed to be vested in his son namely, Sri Pradip Biswas, the owner herein. In accordance with the provision and prescription made in the said will, said Pradip Biswas became the sole and exclusive owner of the land and structure of the said premises no. 25, Narkeldanga Main Road, Kolkata-700054, P.S. Belegkata, District - South 24 Parganas.

AND WHEREAS upon demise of Sankulal Biswas, the executor named in the said will obtained probate from the Hon'ble High Court at Calcutta in testamentary and intestate jurisdiction by filing one PLA No. 76 of 1997. The executor upon obtaining probate of the said will from Hon'ble High Court at Calcutta, completed administration in accordance with the provision of Sec. 332 and 333 of Indian Succession Act and accordingly the said Pradip Biswas, the owner herein became the exclusive owner of the land and

structure of the said remises being premises no. premises no. 25.  
Narkeldanga Main Road, Kolkata-700054, P.S. Belegkata, District -  
South 24 Parganas.

AND WHEREAS the owner herein while was in exclusive possession of the said property became desirous of developing the land of the said land of the said premises by construction of G+4 storeyed building but such of his intention could not be fulfilled owing to his lack of time and knowledge in this regard and thereby the party of the first part herein made contact with the party of the Second Part herein and thereby approached the Second Part to undertake the construction job of the said premises and the party of the second part on being such approached, had taken detailed discussion with the party of the 1<sup>st</sup> part and further inspected the site of the said property and on being satisfied accepted the said offer of the 1<sup>st</sup> part and thereby the party of the 1<sup>st</sup> part and 2<sup>nd</sup> part have entered into this agreement on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The owners/1<sup>st</sup> part have engaged the party of the 2<sup>nd</sup> part as Builders/Developers for construction of a proposed G+4 storeyed building on the land lying and situate in the said premises being

Municipal Premises No. 25, Narkeldanga Main Road, Kolkata-700054, P.S. Phulbagan within the local limits of Kolkata Municipal Corporation, Ward No. 35 and the party of the 2<sup>nd</sup> part has accepted the said engagement as "Developer / Promoter" who will

construct a G+ 4 storeyed masonry building on the land of the said premises by demolishing the old existing building, taking all legal recourses in this regard in accordance with the sanctioned building plan to be sanctioned by the K.M.C. with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

2. That for the purpose of construction of the said proposed building in the said property detailed in Schedule "A" below, the Developer shall adopt all procedures to obtain sanction of building plan from K.M.C. at the own cost and expenses of the Developer.

3. That all the cost of construction of the said proposed building will be incurred and borne by the Developer from his own fund.

4. That the owners shall put their signature on the building plan for submitting the same at the office of the K.M.C. for obtaining sanction of the same from the concerned department of K.M.C. The owners shall put their signature on the additional

/revised plan, if any, and/or other applications and documents as would be required to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C. as per K.M.C. Building Rules.

5. That the proposed construction shall be constructed and completed within a period of 18 months from the date of sanction of building plan from the office of the K.M.C. and owing to unavoidable circumstances on the part of the developer to complete the said proposed construction within the said time for completion of the construction may be extended on mutual consent of the parties for another 6 (six) months which is the deadline. and Power of Attorney at the cost of the Developer. After the completion of the construction of the 5<sup>th</sup> floor and handing over of the owners' share to the owners and thereafter disposal of all the portions of the developer to purchasers..

6. That the owner shall be allotted 50% constructed area of the said proposed building and that will include entire 3<sup>rd</sup> (third) floor and entire 4<sup>th</sup> (fourth) floor and 50% of the garage spaces in the ground floor of the said proposed building. The allocation of the owner herein has been more particularly detailed and specified in Schedule-B hereunder written and the rest portion of the constructed area of the said proposed building i.e. entire 1<sup>st</sup> (first) floor and

entire 2<sup>nd</sup> (second) floor and 50% of the garage spaces in the ground floor shall be regarded to be the allotted portion of the developer. The developer shall be entitled to dispose of the allotted portion for residential purpose only to any intending buyer/buyers at their own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration, the developer shall be entitled to execute and register deed of sale in favour of such intending buyer/buyers, after delivery of owners' share first only under and by virtue of a registered power of attorney in respect of share of the Developer which the owners undertakes to execute and register in favour of the developer with proportionate land share simultaneously with the execution of this agreement at the cost and expenses of the developer. The allocation of the developer herein has been more particularly detailed and specified in Schedule "C" hereunder written.

7. It is further agreed upon that if the developer can obtain sanction of additional building plan for raising construction of additional floor over and above the 5 (five) storeyed building, the developer shall be entitled to raise such additional floor and upon completion of construction of the said additional floor on the roof of



the 5<sup>th</sup> floor, the developer shall get in their allocation 60% of the total constructed area of the said additional floor and the owners shall get 40% allocation of the said additional floor without raising any objection and the developer shall also be entitled to dispose of their 60% allocation of the said additional floor to any intending buyer / buyers at their choice.

8. That the party of the 1<sup>st</sup> part herein declare, assure and undertake that they are the absolute owners of the land of the said premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

9. That the party of the 1<sup>st</sup> part herein further assure that excepting them there is no other co-owner in respect of the said premises and the party of the 1<sup>st</sup> part herein are legally entitled to enter into this agreement with the party of the 2<sup>nd</sup> part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement have been executed by them in favour of any person or parties.

10. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned building plan and the developer shall not make any deviation to the

sanctioned building plan. The developer shall complete the proposed construction within 18 months from the date of obtaining sanction of building plan from the office of the K.M.C. at their own costs and expenses.

11. That the developer shall be entitled to get in allocation the entire constructed area of the said proposed building excepting the allotted portion of the owners.

12. That the developer shall pay Rs. 15,00,000/- (Rupees fifteen lakhs only) to the owner. The developer has paid Rs.7,00,000/- (Rupees seven lakhs) only on the date of execution and registration of this agreement and the owners have acknowledged the receipt of payment of the said sum of Rs.7,00,000/- through these presents as per memo of consideration written hereunder:

a) The developer shall pay to the owners the balance amount of Rs.8,00,000/- (Rupees eight lakhs) only within 15 days from the date of obtaining sanction of building plan from K.M.C. It is mentioned here that out of the said amount of Rs.15,00,000/- Rs.7,00,000/- (Rupees seven lakhs) only will stand forfeited to

the owner and the owner shall be liable to make refund of Rs.8,00,000/- (Rupees eight lakhs) only to the developer on the date of effecting delivery of possession of the owner's allocation to the owner.

13. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owners shall execute a Development power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs only and the owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for construction of proposed building from time to time and owners shall sign on the building plan if necessary before submitting the same to the Municipal authority.

14. That the owners will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owners for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation of the said building as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owners at the cost and expenses of the developer.

15. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction but the developers shall remain responsible for the construction and its quality.

16. That in case of any dispute or differences arises as to the meaning, purport and on terms of this agreement and implementation thereof in between the parties to this agreement, the same shall be referred to two arbitrators, one of whom shall be appointed by the owner and the other by the developer. If there be any disagreement



in the opinion of the arbitrators, the same shall be referred to an umpire to be decided by the parties to this agreement at their mutual understanding. The arbitration proceeding shall commence and proceeded on in accordance with the provision as laid down in Arbitration & Conciliation Act, 1996.

17. That the owners as well as the developer or subsequent owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flat owners in the building may be obstructed.

18. That the allocation of the owners and the developer has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction as has been mentioned in "Basic Specification of Construction". Ultimate roof of the building shall remain under control and possession of the owner.

19. It has been specifically agreed upon that the developer shall first handover the allocated portions of the owners fully and completely constructed in habitable condition in all respect and thereafter allow possession of the developer's portions to prospective buyers and the same may be done simultaneously.

20. The Developer shall be entitled to fix its temporary sign board on the said property for advertisement of sale of flat/flats of the developer's share and inserting in newspaper and other advertising media after sanction of the building plan without any objection from the land owners. No signboard temporary / permanent can be hoisted on the building for any other purposes whatsoever except the cases mentioned above. The developer will choose the name of the new building with the consent of the owners.

21. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical, land plumbing, fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The landowners shall not be liable, responsible in any manner whatsoever regarding the construction materials used by the developer.

22. The developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers

only for residential purpose and ~~not for any commercial office /~~  
godown / storage / pathology lab / society / club etc and the garage  
to be used for keeping cars. The owners shall have no objection in  
respect of the same other than those mentioned above. The entire  
consideration money against the disposal of the Developer's  
allocation of the said building shall be appropriated by the  
developers themselves. The consideration money whichever shall be  
realized by the developer for the disposal of their allotted portion of  
the said Building, shall be regarded the income of the developer and  
the owners shall not be accountable for such money received by the  
developer before any authority namely income tax and other  
statutory authorities.

23. That upon demise either of the parties to this agreement  
shall not be cancelled or terminated, the respective heirs of the  
deceased party will step in the shoes of the deceased party and the  
said heirs of the deceased party shall be bound to fulfill the terms of  
this agreement. The owners undertake to effect delivery of  
possession of the said property in free condition and without any  
encumbrances so that the developer can undertake the development  
job of the said premises.

24. The developer and his men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of temporary banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

25. That the sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

26. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture between the owners and developer.

27. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law, the owners shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owners of the building. The developer shall be at liberty to allot



and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owners for residential purpose.

28. The apartments in the said housing project excepting those are allotted to the owners shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers only for residential purposes in terms of clause 21 above. The owners shall not be entitled to interfere with and to raise any objection whatsoever thereto excepting the purpose referred above.

29. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning, scope and effect thereto or as to the rights, benefits and privileges of the parties hereto, as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

30. That simultaneously with the execution of this agreement, the owners shall handover authenticated xerox copies of all the originals of the documents relating to the title of the owners in the said property to the developer and the owners further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The original title deeds cannot be used or kept mortgaged with any Bank / Financial Institutions or otherwise for getting any loan for development of the project or otherwise. After completion of construction of building upto 3<sup>rd</sup> floor or 4<sup>th</sup> floor as mentioned under clause 5 of this agreement or after delivery of possession of the owners' share, whichever is earlier, the original Title Deeds, original completion certificate, original sanctioned plan, original papers for water connection, electricity etc. and other original documents relating to the Land & Building for common use will be handed over to one of the owners who will keep those documents in their safe custody till formation of Association of Apartment Owners who will be the ultimate custodian of all these original documents. The owners further assure that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions.

maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owners or by the Association of the Apartment owners to be formed. All the apartment owners shall form the association of the Apartment owners under the provisions of W.B.A.O. Act 1972.

31. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owners shall pay the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer.

32. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof right of the building shall remain to the owner and the flat owners will have the user right commonly. It is informed by the owner that there is no tenant as of date in the existing premises.

33. That it is agreed upon that if for any reason the owners cannot execute and register a Development Power of Attorney in

favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the owners undertake to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building by joining as vendor in the deed of sale.

34. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

35. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owners' allocation to the owners, shall verify the flats are in habitable residential condition and shall issue free from all encumbrances 'Possession Certificate'.

36. That the developers shall pay the service tax and other taxes which shall be imposed by Govt. or by any Authority and owner shall not be liable in any way or in any manner.



SCHEDULE-"A" ABOVE REFERRED TO :

( Description of the whole property )

ALL THAT land measuring about 7 cottahs alongwith old structure standing thereon being Municipal premises no. 25, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani Kolkata-700054, P.S. Belegkata, District – South 24 Parganas within the limits of Kolkata Municipal Corporation, Ward No. 35  
The plot of land is butted and bounded in the manner following:

On the North	:	By Moulana Abul Kalam Azad Sarani. 60' wide.
On the South	:	By 10' ft. wide common passage.
On the East	:	By 24 no. Moulana Abul Kalam Azad Sarani
On the West	:	By 12' wide common passage.

SCHEDULE-"B" ABOVE REFERRED TO :

(Allotted portions of the owner)

The owner shall be allotted 50% constructed area of the said proposed building and that will include entire 3<sup>rd</sup> (third) floor and entire 4<sup>th</sup> (fourth) floor and 50% of the garage spaces on the ground floor of the said proposed building. The roof of the building will be in exclusive right of the owner and the developer. It is further agreed upon that if the developer can obtain sanction of additional building plan for raising construction of additional floor over and

above the 5 (five) storeyed building, the developer shall be entitled to raise such additional floor and upon completion of construction of the said additional floor on the roof of the 5<sup>th</sup> floor, the developer shall get in their allocation 50% of the total constructed area of the said additional floor and the owners shall get 50% allocation of the said additional floor without raising any objection and the developer shall also be entitled to dispose of their 50% allocation of the said additional floor to any intending buyer / buyers at their choice.

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the Developer)

The developer shall be allotted the rest constructed area i.e. entire 1<sup>st</sup> (first) floor, entire 2<sup>nd</sup> (second) Floor and 50% of the garage spaces in the ground floor of the said proposed building excepting the aforementioned allocation of the owner.

SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas.

3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Automatic Lift covering all the floors.
5. Electrical wiring as per ISI mark in Pump Room, Caretaker's room, Main gate, common passage, staircase lobby, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.
6. Drains and sewerage line of the building.
7. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or ingress or egress of the flats and as are necessary for the building.
8. Caretaker's room.
9. Separate Electric Meter for Lift, Pump and common area lighting.

BASIC SPECIFICATION OF CONSTRUCTION :

- a) Main feature :
  - 1) The building shall be designed on R.C.C. foundation and Structure with R.C.C.column,beams and slabs. All the R.C.C.

work in fittings, columns, beams, slabs, lintels, chajja etc. will be done in M-25 Grade concrete with ISI mark cement and iron. There will be one Loft about 2 ft. height (min.) over the Door of the Toilet to the roof covering 50% of the area of toilet and one loft about 2 ft. width in each Bed room over the window upto the roof for keeping unused household of the flat. In each bed room provision will be made for keeping one Almirah inside a RCC Box of about 7' x 3'5" x 2'2".

- 2) Electrical wirings will be made by 3-phase concealed copper wiring of ISI marked (Havels / Finolex Brand) and ISI marked switches for 5 amp (light, fan and plug) for 15 amp (Fridge, Geyser, AC, Micro-oven, Ironing, Emersion Heater, Heater etc.). Each bed room should be provided with wiring for 3 lights, 1 fan, 2 plugs with switches, 1 (15 amp) AC, 1 (15 amp) Ironing. In dinning space wiring will be provided for 3 lights, 1 fan, 2 plugs with switches, 1 Inverter point connected with 5 amp lines, 1 (15 amp) Fridge, 1 (15 amp) Micro Oven, 1 (15 amp) Emersion Heater / AC, Kitchen will be provided with 2 Lights, 1 Exhaust fan, 1 (15 amp) Heater, 1 (15 amp) Chimney, Toilet will be provided with 2 lights, 1 Exhaust Fan, 1(15 amp) Geyser, in Verandah wiring will be provided for 2 lights, 1 plug with switch, In W/C wiring will be provided for 1 light, 1



Exhaust Fan, 1 plug with switch, Plug points on switchboard will be provided at the height of 4'6" from floor in each living rooms, toilets, dining space, verandah and W/C. The electricity line will be made with first class materials and connected with the main meter in the ground floor. In the common area a covered space for electric meters for all the occupiers will be provided.

#### FLOORS AND WINDOWS :

1. All doors shutters will be flush door made of seasoned wood. Main entrance of the flat will be of solid seasoned Teak wood.
2. All windows are made with steel window.
3. All doors' frame will be shal wood.
4. All doors and windows painted with synthetic enamel paint.
5. All toilet P.V.C. Door with P.V.C. frame.
6. The grill shall be fixed in each widow.(box grill)

#### FLOORING :

1. All bed rooms, drawing rooms, dining rooms and balcony shall be finished with white coloured quality marble 2' x 2' or 2' / 3' slab.

2. All bath rooms' floor shall be of quality marble 2' x 2' slab and the vertical walls thereof shall be of glazed tiles finished upto a maximum height of 7' feet.
3. Kitchen shall have the coloured marble stone flooring. Dado (coloured Tiles fittings about 7 ft. above skirting on the walls), stainless steel sink and black stone fittings on working platform
4. White glazed tiles shall be provided on all four sides of the toilet.

#### SANITARY AND PLUMBING :

1. Soil pipes in the bathroom and kitchen and Aqua guard line beside Kitchen room.
2. All full toilets will be provided with fancy typed Comode pan, C.P. (Chrome plated) shower rose, all pipelines in toilets and kitchen will be supreme pipes, sanitary fittings are of brass C.P. and P.V.C. finished, the medium porcelain basin(coloured) will be provided in dining-cum- drawing room adjacent to bathroom.
3. All bath rooms shall be provided with modern ISI approved quality materials with the following fittings :

- a) One bathroom and one W/C in each flat.
- b) Choiceable coloured one number of wash basin without pedestal, one number of EWC (i.e. Comode) and cistern in each toilet.
- c) Brass taps (one number in W/C and two numbers in bathroom for hot and cold water from geyser, essco type brand).
- d) One COMODE pan each of good quality in bathroom and W/C.
- e) One Geyser line, hand shower line in bathroom.
- f) One low down tap line near the pan in each bathroom and W/C for washing.

WALLS :

General finishing of the interior walls shall be cement sand Plastered (8" - 5" - 3" ) will be provided on the walls of the required thickness over which plaster of Paris will be applied. the ceiling plaster (1 : 4 ) and plaster of paris will be applied. Brick work and plastering of outside and inside walls with cement mortar will be in (1:6).

MEMO OF CONSIDERATION

Received from within named Builder / Developer / Other part  
the sum of Rs.7,00,000/- ( Rupees seven lakhs) only as and by way  
of adjustable money in the following mode :-

(a) Received Rs.7,00,000/- by A/c. Payee Cheque Rs.7,00,000/-

No.000004 , dated 10.03.2017.

drawn on Kotak Mahindra Bank  
Kakumali Branch,

Kolkata- 700054

-----  
Total Rs.7,00,000/-

(Rupees seven lakhs only)

Pradip Bishwas

Signature of the OWNER

1. Pranay Bishwas  
175 R. M. Sarani  
Baidyabat. Hooghly.  
Pin-712222.

2. Sumit Sur  
24A, Narkeldanga Main  
Road, Kol-700054



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

Signed, sealed & delivered in

presence of :-

1) *Vaibhava Bhandari*  
175 R.M.S. Bhandari  
Baidyabati Hooghly  
Pin 712222.

2) *Sumit S Ojha*  
24/A, Narkeldanga  
Main Road  
Kod-700054

*Pradip Biswas*

Signature of the OWNER

RP JEET DEVELOPERS PVT. LTD.

*Ranjit Choudhary*

Director

RP JEET DEVELOPERS PVT. LTD.












*Yashpal Choudhary*

Director

Signature of the DEVELOPER












Drafted and prepared in my office

*Srijit Kumar Das*  
Advocate. WB-1165/1977

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name PRADIP BISWAS.....

Signature *Pradip Biswas*.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Rajeev Chelvi.....

Signature *Rajeev Chelvi*.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature *Yash Chelvi*.....

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

GRN: 19-201617-004942652-1

Payment Mode Online Payment

GRN Date: 07/03/2017 21:14:45

Bank : United Bank

BRN : 6917023

BRN Date: 07/03/2017 21:19:04

DEPOSITOR'S DETAILS

Id No. : 16061000074603/4/2017  
(Query No/Query Year)

Name : Ranajit Chaudhury

Contact No. :

Mobile No. : +91 9831084051

E-mail :

Address : 75 Hem chandra Naskar Road Kolkata-10

Applicant Name : Mr S Biswas

Office Name :

Office Address :

Status of Depositor : Others

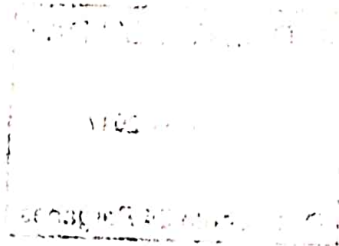
Purpose of payment / Remarks :

Others  
Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16061000074603/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	7710
2	16061000074603/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	7421
<b>Total</b>				<b>82631</b>

In Words : Rupees Eighty Two Thousand Six Hundred Thirty One only



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFYPB9554P



नाम /NAME

PRADIP KUMAR BISWAS

पिता का नाम /FATHER'S NAME

SANKU LAL BISWAS

जन्म तिथि /DATE OF BIRTH

14-08-1945

हस्ताक्षर /SIGNATURE

*RBiswas*

*RBiswas*

आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

*Pradip Biswas*

*Pradip Biswas*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACIPC6043M



नाम /NAME

RANAJIT CHAUDHURI

पिता का नाम /FATHER'S NAME

RAMAPRASAD CHAUDHURI

जन्म तिथि /DATE OF BIRTH

21-01-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. XI

इस कार्ड के खो / गिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

आयकर विभाग  
INCOME TAX DEPARTMENT

YUDHAJIT CHAUDHURI

RANAJIT CHAUDHURI

12/03/1990

Permanent Account Number

AJLPC0843M

Signature



भारत सरकार  
GOVT. OF INDIA





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/26/181/312563



Elector's Name : Bishwas Sauranshu  
নির্বাচকের নাম : বিবাস সৌরানশু

Father/Mother/  
Husband's Name : Sudhangshu

পিতা/মাতা/স্বামীর নাম : সুধাংশু

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1-1-95 : 33

১-১-৯৫ -এ বয়স : ৩৩

*Bishwas Sauranshu*

Address :  
175, Raja Rammohan Roy Sarani  
F.S. - Serampore  
Dist - Hooghly

ঠিকানা :  
১৭৫, রাজা রামমোহন রায় সরণী  
থানা - শ্রীরামপুর  
জেলা - হুগলী

Facsimile Signature of  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন আধিকারিক

For 181 Champdany Assembly Constituency  
১৮১ চাঁপদানী বিধানসভা নির্বাচন কেন্দ্র

Place : Champdany  
স্থান : চাঁপদানী  
Date : 28/03/95  
তারিখ : ২৮/০৩/৯৫

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RP JEET DEVELOPERS PRIVATE  
LIMITED

11/07/2013

Permanent Account Number

AAGCR5064A

26/07/2013

RP JEET DEVELOPERS PVT. LTD.

Director

RP JEET DEVELOPERS PVT. LTD.

Director

इस कार्ड के खोने / पाने पर शूषया सूचित करें / लौटारें :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in







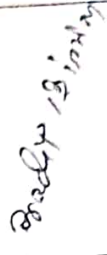


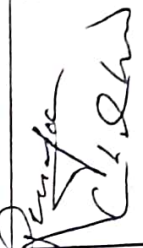



Government of West Bengal

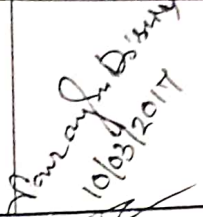
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000074603/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Pradip Biswas 27 Narkeldanga Main Road, P.O:- Belegkata, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord		307 	
2	Shri Ranajit Chaudhuri 75 Hem Chandra Naskar Road, P.O:- Beliahgata, P.S:- Beliahgata, District:-South 24-Parganas, West Bengal, India, PIN - 700010	Representative of Developer [M/s R P Jeet Developer s Pvt Ltd]		305 	
3	Shri Yudhajit Chaudhuri 75 Hem Chandra Naskar Road, P.O:- Beliahgata, P.S:- Beliahgata, District:-South 24-Parganas, West Bengal, India, PIN - 700010	Representative of Developer [M/s R P Jeet Developer s Pvt Ltd]		306 	

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	S BISWAS Son of Late S K BISWAS 175 R M SARANI, P.O:- BAIDYABATI, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712222	Shri Pradip Biswas, Shri Ranajit Chaudhuri, Shri Yudhajit Chaudhuri	 10/03/2017

(Jaideb Pal)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal

### Major Information of the Deed

Deed No.:	I-1606-00384/2017	Date of Registration	15/03/2017
Query No / Year	1606-1000074603/2017	Office where deed is registered	
Query Date	07/03/2017 1:25:07 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Biswas 175 R M Sarani, Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9051013882, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 76,00,000/-	Rs. 3,14,68,894/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 7,710/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Moulana Abul Kalam Azad Sarani, Road Zone : (Rail Bridge (W-30) -- Phool Bagan More (W-30)) , , Premises No. 25, Ward No: 34

Sch No.	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha	70,00,000/-	3,08,68,894/-	Width of Approach Road: 60 Ft.,
<b>Grand Total :</b>					11.55Dec	70,00,000 /-	308,68,894 /-	

#### Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value.(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		600 sq ft	6,00,000 /-	6,00,000 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Pradip Biswas</b> Son of Late Sanku Lal Biswas 27 Narkeldanga Main Road, P.O:- Belehghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AFYPB9554P Status :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Pvt. Residence



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/s R P Jeet Developers Pvt Ltd</b> 75 Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 PAN No.:AAGCR5064A Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Ranajit Chaudhuri (Presentant )</b> Son of Late Ramaprasad Chaudhuri 75 Hem Chandra Naskar Road, P.O:- Beliahgata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACIPC6043M Status : Representative, Representative of : M/s R P Jeet Developers Pvt Ltd (as director)
2	<b>Shri Yudhajit Chaudhuri</b> Son of Shri Ranajit Chaudhuri 75 Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AJLPC0843M Status : Representative, Representative of : M/s R P Jeet Developers Pvt Ltd (as director)

**Identifier Details :**

Name & address
S BISWAS Son of Late S K BISWAS 175 R M SARANI, P.O:- BAIDYABATI, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712222, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Pradip Biswas, Shri Ranajit Chaudhuri, Shri Yudhajit Chaudhuri

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Biswas	M/s R P Jeet Developers Pvt Ltd-11.55 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Biswas	M/s R P Jeet Developers Pvt Ltd-600 Sq Ft

Endorsement For Deed Number : I - 160600384 / 2017

On 07-03-2017

**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 3,14,68,894/-



Jaideb Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 10-03-2017

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

Presented for registration at 18:45 hrs on 10-03-2017, at the Private residence by Shri Ranajit Chaudhuri .

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

Execution is admitted on 10/03/2017 by Shri Pradip Biswas, Son of Late Sanku Lal Biswas, 27 Narkeldanga Main Road, P.O: Belegkata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by S BISWAS, , , Son of Late S K BISWAS, 175 R M SARANI, P.O: BAIDYABATI, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by profession Business

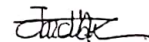
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-03-2017 by Shri Ranajit Chaudhuri, director, M/s R P Jeet Developers Pvt Ltd, 75 Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by S BISWAS, , , Son of Late S K BISWAS, 175 R M SARANI, P.O: BAIDYABATI, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by profession Business

Execution is admitted on 10-03-2017 by Shri Yudhajit Chaudhuri, director, M/s R P Jeet Developers Pvt Ltd, 75 Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by S BISWAS, , , Son of Late S K BISWAS, 175 R M SARANI, P.O: BAIDYABATI, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by profession Business



Jaideb Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal



On 15-03-2017

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,710/- ( B = Rs 7,689/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,710/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2017 9:19PM with Govt. Ref. No: 192016170049426521 on 07-03-2017, Amount Rs: 7,710/-, Bank: United Bank ( UTBI00CH175), Ref. No. 6917023 on 07-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1421, Amount: Rs.100/-, Date of Purchase: 04/03/2017, Vendor name: A MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2017 9:19PM with Govt. Ref. No: 192016170049426521 on 07-03-2017, Amount Rs: 74,921/-, Bank: United Bank ( UTBI00CH175), Ref. No. 6917023 on 07-03-2017, Head of Account 0030-02-103-003-02

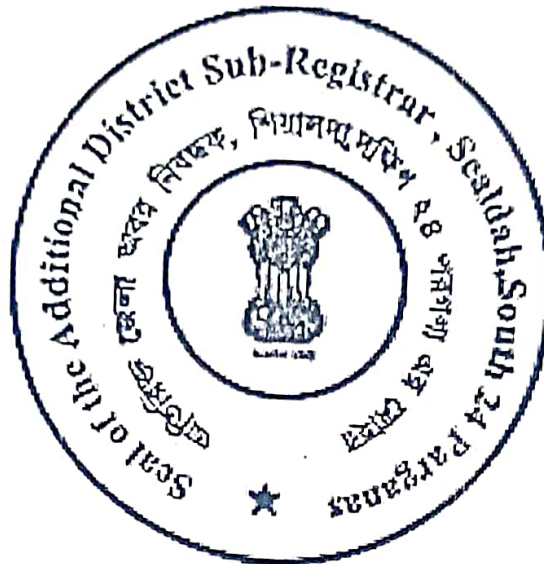


Jaldeb Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2017, Page from 10994 to 11036  
being No 160600384 for the year 2017.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2017.03.16 15:12:13 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 3/16/2017 3:12:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)