

01738/23

I - 1689/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

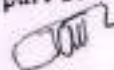
INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 262959

31.05/23
5 pm
Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Registrar-V
Alipore, South 24 Parganas

1394671/23
E 1 JUN 2023
DEVELOPMENT AGREEMENT

WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH POWER OF

ATTORNEY is made on this the 31st day of May, in
the year Two Thousand Twenty Three (2023)

BETWEEN

Contd....,P/2

25 MAY 2023

32312

No..... Rs.50/- Date.....

Name : B. C. LAHIRI
Advocate

Address : ALIPORE JUDGES COURT
KOL-27.....

Vendor :
Alipore Collectorate 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27

Panik Ghosh



V.C.T.I
1318

Tranquil Developers

Panik Ghosh

Authorised Signatory



V.C.T.I
1319

Prakrishi Dutta



V.C.T.I
1320

Rabi Dhor
70, Lake R. Dhor
Gay Nagar
Kol-75

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

SMT. PRAKRITI DUTTA, (PAN - BCEPD3863P) (Aadhaar - 6334 2310 3345), daughter of Sri Jogesh Dutta, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 55/4, Ballygunge Circular Road, Post Office & Police Station - Ballygunge, Kolkata - 700019, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S. TRANQUIL DEVELOPERS, (PAN - AAJFT5921E) a Partnership Firm, having its registered office at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, represented by its **either or survivors** partners namely (1) **SRI PARITOSH SHIL**, (PAN - AYWPS6938D) (Aadhaar - 4872 1218 3349), son of Late Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, (PAN - DGGPS7150N) (Aadhaar - 7603 4343 1416), wife of Sri Paritosh Shil, both by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 28/117, Mukundapur, Subarna Vihar



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

Apartment, Flat No. C2/2/1 & 2, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, hereinafter called and referred as to the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

SUBJECT MATTER OF TITLE

WHEREAS one Lakhi Kanu Mondal (since deceased), was the recorded owner and well sufficiently entitled of landed property, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas and his name has been recorded in Revisional Settlement records.

AND WHEREAS while having absolute seized and possessed the aforesaid landed property, the said Lakhi Kanu Mondal died intestate leaving behind his surviving wife namely Kamala Bala Mondal and three sons namely Bibhuti Bhusan Mondal, Bipand Barun Mondal



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

and Padhito Baban Mondal as his legal heirs and successors who jointly inherited the aforesaid plot of land, left by the deceased Lakhi Kanu Mondal as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the aforesaid Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal became the absolute joint owners of landed property, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said landed property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS finding it difficulties to attend day to day affairs in respect of the said huge landed property as and when necessary required, due to their personal reasons, the said Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal, had duly executed a registered Power of Attorney dated 08/03/1996, unto and in favour of Madhu Sudhan Mondal and Madhan Chandra



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

Mondal, for the purpose of day to day affairs and shall do the acts, deed and things on their behalf including sell, etc. to the intending purchaser or purchasers, by way of registered Deed, attending and signing the deeds in their favour, which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. IV, Volume No. 1, Pages 287 to 290, Being No. 47, for the year 1996.

AND WHEREAS in view of some healthy profit from the aforesaid landed property, the said Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal through their Attorneys, sub-divided the aforesaid landed property, into several small plots with proper demarcated portion, along with common passage in between the plots, in order to sale the same in favour of the intending purchaser or purchasers.

AND WHEREAS while having seized and possessed the aforesaid the aforesaid Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal through their Attorneys, by way of Bengali Bikroy Kobala sold, transferred and conveyed a portion of land measuring an area of 05 Cottahs, 03 Chittacks & 23 Square



DISTRICT SUB REGISTRAR-V
ALIPORE SOUTH 24 PGS.
31 MAY 2023

Feet more or less, out of their entire plot of land, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, in favour of SMT. PRAKRITI DUTTA, which was duly registered in the office of the District Sub- Registrar - IV, at Alipore and recorded in Book No. 1, Volume No. 23, Pages 115 to 124, Being No. 863, for the year 1996.

AND WHEREAS by virtue of aforesaid Bengali Kobala the said SMT. PRAKRITI DUTTA (the Owner/Vendor herein), became the absolute sole Owner of the said Bastu land measuring an area of **05** Cottahs, **03** Chittacks & **23** Square Feet more or less, lying and situated at Mouza Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest over the said Bastu land, by construct a 400 Square Feet of tile shed structure thereon,



A

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS thus the said SMT.PRAKRITI DUTTA (the Owner / Vendor herein), thereto became the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring an area of **05** Cottahs, **03** Chittacks & **23** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon having cemented flooring, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute ownership rights over the said property, without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

31 MAY 2023

AND WHEREAS the said Owner/Vendor herein, being the absolute Owner and occupier of the aforesaid property, have made up her mind to develop the said property being admeasuring about **ALL THAT** piece and parcel of land measuring an area of **05** Cottahs, **03** Chittacks & **23** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon having cemented flooring, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, by constructing a residential multi storied building, upon the aforesaid property according to the Rajpur Sonarpur Municipality sanction building plan, but due to insufficiency knowledge as well as less experience and acumen in the field of construction, the Owner/Vendor had sought the professional expertise with financial soundness of Developer or Developers who can undertake the responsibility of construction of such building upon the said property at his/their own arrangement and expenses.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
3.1 MAY 2023

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property, the Developers namely **TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its Partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, have agreed to develop the said property by constructing a new building at the said property in accordance with the proposed with the Rajpur Sonarpur Municipality sanction building plan on the terms and conditions hereinafter appearing.

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

ARTICLES - I:

1. **DEFINITION:** - For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

ARTICLES - II:

- A. **OWNER/VENDOR:** - shall mean **SMT. PRAKRITI DUTTA**, daughter of Sri. Jogesh Dutta, hereinafter called and referred to as the Owner/Vendor and her heirs, executors, administrators, legal representatives and/or assigns.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

- B. **DEVELOPERS**: - shall mean **TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its Partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, hereinafter called and referred as to the Developers and its successors administrators, exccutors, legal representatives and/or assigns.
- C. **SAID PROPERTY**:- shall mean all the documents of entire of homestead land containing by an estimation of **05** Cottahs, **03** Chittacks & **23** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon having cemented flooring, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, together with all easementary rights, which is more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. **PROPOSED BUILDING**: - shall mean the G+5 storied residential building to be constructed upon the aforesaid property according to the material and construction



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

specification mentioned and described in **FOURTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.

- E. **BUILDING PLAN**: - would mean such plan to be prepared by the Architect/Engineer for construction of G+5 storied residential building upon the aforesaid property according with sanction plan by the Rajpur Sonarpur Municipality Authority.
- F. **THE ARCHITECT**: - shall mean such qualified person / persons who may be appointed by the Developers for both designing and planning the Building to be constructed on the said property.
- G. **COMMON FACILITIES AND AMENITIES**: - shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time



—

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

to time and Rules framed there-under or mutually agreed upon by the Owner/Vendor of Flat/s.

- H. **SALEABLE SPACE**: - shall mean flats and the space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- I. **OWNER AND DEVELOPERS**: - the Owner and Developers shall include the Owner and the Developers and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Developer's Liability for total construction thereon.
- J. **OWNER'S ALLOCATION**: - shall mean the Owner will be entitled to get (i) Entire First Floor, (ii) 4 Car Parking Space on the Ground Floor and (iii) Entire 4th Floor (iv) 530 sqft Open Roof at South east side on the 5th floor for Flower garden purpose, of the proposed G+5 storied building provided by the Developers as their own costs and expenses, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

- K. **DEVELOPER'S ALLOCATION**: - shall mean the Developers will be entitled to get (i) Entire Second Floor, (ii) Entire Third Floor, (iii) Remaining Car Parking Space on the Ground Floor (save and Except the Owner's allocation car parking space) and (iv) 530 Square Feet covered area flat on the Top Floor at north-east facing, (Save and Except the Owner's Allocation), of the proposed G+5 storied building, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.
- L. **SPECIFICATIONS AND AMENITIES**: - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developers in those flats under reserve portion.
- M. **TIME**: Shall mean the constructing shall be completed within **24 (Twenty Four)** Months from the very day of getting sanctioned plan from the concerned authority. If any Force Majeure came in front of Developers in that event **06 (Six)** months shall be added for any kind of Force Majeure.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

ARTICLE - III:

**TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION**

- (1) That the Owner declare and represent that they have a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developers and declare that the original title deeds and relevant documents are lying with them and the Developers or its prospective buyers shall have right to inspect the title deeds and relevant documents as and when such inspection would be required.
- (2) That the said property is free from all sorts of encumbrances and the Owner/Vendor have a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legally right, title and interest to enter into this agreement with the Developers and Owner/Vendor



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

hereby undertake to indemnify and keep the Developers indemnified against any Third Party's claim and demands whatsoever with regard to the title and Ownership of the Owner/Vendor and the said property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Owner/Vendor.

- (3) That the Owner/Vendor shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owner as and when required only after satisfying itself that execution of such document shall not cause any harm, damage or financial or any other kind of loss to her and violation of law.
- (4) That all expenses and liabilities for construction which are to be constructed in the said property shall be borne by the Developers and the Owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses and relating to sanctioned plan, Tax Clearance and other proposed necessary preliminary costs



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
3 1 MAY 2023

and expenses relating to full or phase wise process of construction.

- (5) That the Owner herein handover the vacant possession after getting written notice from the Developers in their favour.
- (6) That the Developers shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all Third Party or Parties claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owner.
- (7) That the Developers shall get the sanctioned building plan proposed to be constructed properly. The Developers shall commence the construction from the very day of obtaining the sanctioned plan and possession from the Owner and shall intimate the actual date of commencement to the Owner by serving a Letter of Commencement of construction and the date so intimated shall deemed to be the Date of Commencement for all purposes in this agreement.



7
DISTRICT SUB REGISTRAR-VI
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

- (8) That the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written is not attracted under Urban Land Ceiling Act, Under Section 27 (2) of the Urban Land (Ceiling & Regulations Act), 1976.

ARTICLE - IV:

EXPLOITATION RIGHT

1. After execution of this Agreement made in terms hereof the Owner grant, exclusive right to the Developers to build upon and to commercially exploit the said plot of land on the basis of the sanctioned plan approved by the Owner by constructing thereon residential flat system building.
2. That the Developers in accordance to the terms and conditions of this Development Agreement with Development Power of Attorney only, so that the Developers shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats and car parking spaces in respect of the Developer's Allocation. To appear before any registration authority or authorities for registration of the



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

said flat or flats, car parking spaces together with undivided un-demarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Developer's Allocation.

3. All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner or otherwise at the costs of the Developers and shall pay and bear all submission expenses.
4. That the Developers shall abide by all the laws, by-laws and regulations of the Government, Rajpur Sonarpur Municipality and other statutory authorities.
5. That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Developers.

ARTICLE - V:

BUILDING

1. That the Developers shall commence the construction work immediately after obtaining the sanctioned plan and complete the construction work of the Building including Owner's Allocation within 24 months from the very day of the



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

sanctioned plan from the concerned authority. It is hereby noted that the said period may be further extended for only 06 months in case of any natural calamity such as heavy rain, floods, earthquake, the Developers at its costs and expenses shall obtain "Completion Certificate", Drainage, water connections from the Rajpur Sonarpur Municipality and thereafter shall offer the Owner's Allocation to be delivered to the Owner herein.

2. That the Developers shall first handover possession of flats and car parking space mentioned **SECOND SCHEDULE** hereunder written, to the Owner and shall also handover written letter of possession in favour of Owner and as such Developers also hereby undertake that the Developers will not handover possession to any other person within its Allocations before delivery of the possession to the Owner.

ARTICLE - VI:

CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the Owner having flats and car parking spaces in the proposed new building, the Owner have agreed to grant the exclusive right to the Developers to commercially exploit the said property by constructing G+5 storied building thereon, as per sanctioned building plan from the Rajpur Sonarpur Municipality.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

2. That the Owner shall be entitled to transfer or dispose of the Owner's Allocation to her nominees without any way disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developers and the Developers or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Owner.

3. That the Developers shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deed with enter into any Agreement for Sale and transfer the same without any claim, demand, interest whatsoever or howsoever of the Owner and the Owner or any person or persons claiming through her shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through of the nominee or nominees of the Developers.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

ARTICLE - VII:

COMMON FACILITIES

As soon as the said Building is completed, the Developers shall first handover the possession of the Owner's Allocation before handing the possession of the intending purchaser or purchasers of the Builder's Allocation in the said building and on and from the date of putting the Owner's in possession of the Owner's Allocation and at all times thereafter the Owner shall be exclusively responsible for payment of all property taxes and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developers shall be exclusively responsible for payment of all the said rates payable in respect of the Builder's Allocation. The said rates to be apportioned with reference to the constructed area in the building if that are levied on the Building as a whole.

ARTICLE - VIII:

COMMON RESTRICTIONS

1. The Owner or the Developers or any of their transfer shall not demolish or permit demolition or any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the permission of the management, society / association / holding organization envisaged herein before in this behalf.



D

DISTRICT SUB REGISTRAR V
DALTPORE, SOUTH 24 PGS.

31 MAY 2023

৩১ মে ২০২৩

2. That the Owner or Developers or any of their transferees shall permit the Owner/Developers or the Management / Society / Association / Holding Organization and its servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintain, repairing and testing, drains, gas and water pipes, electric wires and for any similar purposes.
3. As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are obtained from the Rajpur Sonarpur Municipality, the Developers shall give written notice to the Owner to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owner shall be exclusively responsible for payment of all municipal Taxes and other taxes and other impositions whatsoever payable in respect of their allocation and the Developers shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation.
4. If there is any amendment of Building Rules or any other Rules, which are applicable for this project by the Competent



[Handwritten mark]
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

Authority according to Law in that case all the Owner and Developers herein shall abide by all the amended Rules and Regulations as per Law and all the expenses should be borne by the Developers.

ARTICLE - IX:

MISCELLANEOUS

1. The Owner herein execute this registered Development Agreement with Development Power of Attorney in favour of the Developers so that the Developers can proceed with the constructional work and get building sanctioned plan from the Rajpur Sonarpur Municipality of the said building smoothly and to negotiate with the intending purchaser or purchasers of the flats and car parking spaces out of the Developer's Allocation and to enter into any agreement for sale with the said purchaser or purchasers and to receive the consideration money in respect of the said flats and car parking spaces out of the Developer's Allocation and to deliver possession of the said flats and car parking spaces in favour of the said intending purchaser or purchasers subject to the prior delivery of flats and car parking spaces to the Owner in respect of the Owner's Allocation mentioned hereinabove.
2. It is agreed that from the date of execution of this Agreement, the Developers shall pay the discharge all taxes and



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

outgoings including Rajpur Sonarpur Municipality Taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Owner. The Developers shall indemnify or keep indemnified the Owner from the Third Party non-payment.

3. That the Developers shall indemnify and keep indemnified the Owner against all losses, damage, costs, charges, expenses that will be incurred by the Developers or account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
4. The Owner shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by her Engineer.
5. That all risks, responsibilities, liabilities shall be with the Developers viz. the work of construction, loss of life of labours, mistries and allied nature of things and the Owner shall not be liable for such things to anyone including matters relating to direct taxes and dealing with the flat buyers.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

6. That the Flat of the Owner's Allocation shall be completed as per specification attached herewith and mentioned in the Sketch Plan and this Agreement but any additional works subject to the Engineer's Approval save and except full completion which are to be done at the Owner's Allocation the same would be informed to the Developers for additional works.
7. That regarding construction and regarding legal compliancy, the Owner shall negotiate with the Engineer and the Advocate appointed by the Developers, but however the Owner shall also be at liberty to deal with the matters touching the matters relating to this Agreement and construction with their appointed Engineers and Advocate.
8. That the Developers shall be at liberty to advertise in the daily Newspaper for sale of the flats to be constructed on the said land to put their Banners on the land to employ Security or Durwan, Caretakers for safety of the project, to invite the application from the intending purchaser or purchasers and to do all the deeds, acts and things as may be necessary or negotiate with the intending buyers to prepare the necessary Deeds of Sale, after collection of the payment from the buyers as per agreement between themselves on the Developer's Allocation only PROVIDED that the terms and conditions of such agreement of sale deed shall not affect any reasonable



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

interest or right of the Owner relating to the possession of the Owner's Allocation PROVIDED that all costs and expenses, incidental charges to all acts, deeds and things shall be borne by the Developers or intending buyers.

9. All costs, taxes, charges and expenses including sanction fees to Engineer's Fees etc. shall be discharged and paid by the Developers and the Owner shall not be responsible in this context.
10. That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building at their own discretion.
11. That the Flats of the Owner shall be completed as per specification attached herewith this Agreement but any additional works save and except full completion which are to be done at the Owner's Allocation, the same would be done at the Owner's Allocation, the same would be informed to the Developers for such additional works.
12. The Developers shall demolish the existing structure at their own costs and expenses and will take all the broken materials (debris). The Owner herein shall have no right over the said broken materials.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023
31 মে ২০২৩

13. The Developers shall clear all the outstanding rates and taxes to the concerned authority in respect of the said property with his own cost and expenses.
14. Soon after clearance all the rates and taxes the Developers shall started the process of construction work on the said property, the Owner shall not interference in any manner whatsoever. The construction of the said G+5 building shall commence within 180 days (6 months) from the date of execution of this Development Agreement of these presence.
15. The Owner shall be at the liberty to cancel or rescind this agreement if the Developer fails to start the construction work 180 days (6 months) from the date of execution of this Development Agreement of these presence.
16. The Owner will be liable to sign all the necessary documents and papers in respect of the said property for the purpose of construction work including the sanction building plan.
17. After clearance all the documents and papers and sanction building plan if the Owner interference, objection, obstruction, claim and/or demand whatsoever from the Developer in that event the Owner shall refund the entire amount with 10% interest, which is spent by the Developer for the purpose of clearance of rates and taxes along with fees of architect and fees of sanction building plan within 10



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

days from the date of interference, objection or obstruction of the construction work.

ARTICLE - X:
FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.

ARTICLE - XI
POWER OF ATTORNEY

I, **SMT. PRAKRITI DUTTA**, daughter of Jogesh Dutta, being the Principal DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its Partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, to be my true and lawful **ATTORNEYS** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

mentioned hereunder for the purpose of building plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Rajpur Sonarpur Municipality, Office of the B.L. & L.R.O., Government of West Bengal Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance with the said construction and development of the said property under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.
2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorney and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions,



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

stipulations and undertakings contained in this Development Agreement save and except the Owner's Allocated portion.

3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces of the Developer's Allocation of the said proposed building, to be constructed by the Attorney on behalf of the Principal at the said property, save and except the Owner's Allocated portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, District Sub-Registrar at Alipore, South 24 - Parganas, Additional District Sub-Registrar at Sonarpur, District Registrar or any other Registrars for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said property on behalf of the Principal.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

31 MAY 2023

Principal in the said property and/or the building to be constructed thereon.

6. To develop the said land by construction of multi storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Rajpur Sonarpur Municipality, Fire Brigade, West Bengal Police and/or any other competent Authorities in connection of building plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

10. To accept notice and service of papers for and on behalf of the Principals from any Court / Rajpur Sonarpur Municipality / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and / or persons including B.L. & L.R.O. and the said Rajpur Sonarpur Municipality being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents of the Rajpur Sonarpur Municipality/Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and / or other moneys including compensation of any nature from requisition and / or acquisition authorities only



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

in the name of the Principal and to grant valid receipts and / or discharges thereof.

14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal.
16. To enter into any Agreements for the proposed Flats and other covered space and to receive advance/earnest money / consideration money / security deposit / vide Account Payee Cheques in the name of the Developer in respect of the said spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocated portion.
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

having jurisdiction on the Schedule property and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.

18. To appear and represent the Principals before any notary, Registrar of Assurance, District Sub-Registrar - I, II, III, IV & V at Alipore, District 24 - Parganas (South) for registration of Agreement for Sale or Deed of Conveyance only out of Developer's Allocation, Additional District Sub-Registrar at Sonarpur, Metropolitan Magistrate and other Officer / Officers or Authority / Authorities having jurisdiction on the Schedule property and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements / Conveyance in the said property.
19. To sign and submit and prepare building plan, apply the sanction plan of the proposed building, approve the same by Rajpur Sonarpur Municipality and to revise such plan, being right to sign on such plan and prepare any other document relating to Rajpur Sonarpur Municipality building sanction department Rajpur Sonarpur Municipality water department



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

and Rajpur Sonarpur Municipality Drainage department and Rajpur Sonarpur Municipality other department and to pay and deposit necessary fees in this regard to the Rajpur Sonarpur Municipality to receive the sanctioned building plan/C.C. plan/revive plan/etc. from the Rajpur Sonarpur Municipality.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of Bastu land measuring an area of **05** Cottahs, **03** Chittacks & **23** Square Feet more or less, together with **400** Square Feet of tile shed structure standing thereon having cemented flooring, being Scheme Plot No. APA - 46 & 47, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, L.R. Khatian No. 239, within the limit of then then Khayadah II Gram Panchayat now the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

- ON THE NORTH :** Land of Scheme Plot No. APA-56 & 57;
ON THE SOUTH : 32' - 8" Wide Road;
ON THE EAST : 25' Wide Road;
ON THE WEST : Land of Scheme Plot No. APA - 48.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT the Owner will be entitled to get (i) Entire First Floor, (ii) 4 Car Parking Space on the Ground Floor and (iii) Entire Top Floor (iv) 530sq.ft roof area for flower Garden at South - east Facing (Save and Except the Developer's Allocation), of the proposed G+5 storied building provided by the Developers as their own costs and expenses, together with proportionate common easement rights, being Scheme Plot No. APA - 46 & 47, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, L.R. Khatian No. 239, within the limit of then then Khayadah II Gram Panchayat now the Rajpur Sonarpur Municipality, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas.

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

ALL THAT the Developers will be entitled to get (i) Entire Second Floor, (ii) Entire Third Floor, (iii) remaining Car Parking Space on the Ground Floor and (iv) 530 Square Feet flat covered area on the Top Floor North east facing, (Save and Except the Owner's Allocation), of the proposed G+5 storied building, including proportionate share in the common



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

facilities and amenities, together with common easement right in common areas, being Scheme Plot No. APA - 46 & 47, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Khaspur, Touzi No. 12, R.S. Nos. 25 & 22, comprised in Dag No. 42, appertaining to Khatian No. 24, L.R. Khatian No. 239, within the limit of then then Khayadah II Gram Panchayat now the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, on pro-rata basis, to be sold to the intending Purchasers from Developers' Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPOSED BUILDING)

ALL THAT a proposed Ground Plus Five Storied Residential building to, be constructed upon the Land mentioned in the **FIRST SCHEDULE** hereinabove written, under the supervision of architect and engineer appointed by the Developer and as per specification mentioned in the **SIXTH SCHEDULE** hereunder written, having all the common amenities and facilities as described in the **FIFTH SCHEDULE** hereunder written.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Motor pump for water lifting.
2. Meter room if required.
3. Elevator for 5 persons & Lift room upto roof top.



→

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
3-1 MAY 2023

4. Underground & Overhead Reservoir.
5. Sewerage and drainage connection.
6. Water pipe line and rain water pipe line connection.
7. Electric, wiring, meter, all private drive ways, curves wide walls, interior conduits utilities line underground storage tank, utilities line, telephone and electric system, foundations, columns, beams, supports, exterior walls beyond the said unit or interior load bearing walls within the building or concrete floor slab, roof and a door with M.S. angle and sheet will be provided at the entrance of the roof.
8. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.
9. Common passage and lobby at ground floor except car parking space and other vacant common space/spaces at ground floor.
10. Common walls and boundary wall.
11. Other common portion of the building.
12. One common care taker room with advester roof with one toilet on the ground floor if required.
13. Septic Tank.
14. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

COST EXPENSES, OUTGOINGS AND OBLIGATIONS for which all Co-Owner' of the flats including owner are to be contributed proportionately.

1. The Owner and other co-Owner of the flats will pay the common charges including maintenance, repairing, white washing, monthly remuneration of durwan, sweeper, caretaker after delivery of possession in respect of Owner's Allocation.
2. The Owner and other co-owner of the flats will pay the proportionate share of electricity charges over the meter using as common after delivery of possession in respect of the Owner's Allocation.
3. That the Owner and other co-owner of the flats will pay the proportionate share of building tax in respect of their allocation till separation and mutation of flats with their names at the office of the Rajpur Sonarpur Municipality.

SPECIAL CONDITIONS/STIPULATIONS

The Owner and the Developer are agreed that:

1. If the Developer, herein fails or is unable to complete the total construction of the proposed G+5 storied building on the FIRST SCHEDULE property, within the maximum time limit i.e. 24 Months from the date of getting sanction Building Plan.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023
1 1 2023

2. The Developers shall make arrangement for insurance to cover the Building under Insurance from very day of its starting of construction.
3. The Developer shall make arrangement for insurance to cover the accidental benefit of his labours, who will remain engaged in the construction work of the proposed Building, from the day of starting the said construction work if required.
4. That for the constructional work of the proposed Building, if the Developer takes Loan from Bank or any concern, the Owner shall not be held responsible for the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF CONSTRUCTION)

- # STRUCTURE: Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developers with the approval and satisfaction of the Owner, R.C.C. column, foundation (1:2:4).
- # NATURE OF CONSTRUCTION: Load bearing/frame structure as per drawing and design.
- # ROOF FINISH: 2"/3" (average) the I.P. will be provided over roof slab 3' - 0" height parapet wall will be provided all round the roof slab waterproof.
- # WALLS: External 8" and internal 3" with brick and medium coarse sand.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

- # **PLASTER:** Cement plaster done by medium coarse sand for outer wall and inner wall ratio of cement and sand (5:1) for ceiling plaster (4:1).
- # **INTERNAL FINISH:** Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # **EXTERNAL FINISH:** Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # **FLOORING:** All rooms, toilets, kitchen and verandah will be finished with tiles with 4" skirting all around, stair case will be finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5' - 0" from skirting and wall fitted with tiles upto 2' - 0" from kitchen slab, kitchen self is to be made by black stone with one sink.
- # **DOORS:**
 - A) **Frame:** Sale wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.
 - B) **DOOR SHUTTER:** 30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.
 - C) **P.V.C. doors** in toilet and kitchen.
- # **WINDOWS:** Square Bar Grill with Aluminium sliding window and fitted with 4 mm. glass.



DISTRICT SUB REGISTRAR-V
ALIPORE SOUTH 24 PGS.
31 MAY 2023

- # KITCHEN: One Kitchen having one cooking counter with granite stone, Gas Slab, with 2' - 0" tiles over gas slab and steel sink for washing.
- # BATH-CUM-PRIVY/TOILET: Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings, Tiles floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe.
- # PLUMBING: In Toilet-cum-W.C., one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.
- # ELECTRICAL: All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be good brand.
 - a) Bed rooms:- 1 fan point, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/point in each room (One 15 AMP A/C point will be provided in the Master bedroom)
 - b) Room (Dining-Drawing): 2 fan points, 4 light points, Plug point, 1 No. 5 Amp. Plug point.
 - c) Kitchen: 1 light point, 1 No. 15 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
 - d) Toilet (2nd): 2 light points, 2 exhaust holes, 1 geyser point.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

e) Verandahs (2nd): 1 light points, 1 Fan point.

ELECTRIC METER: A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The Developers shall be provided for the electric meter for common lighting at its cost but the amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney etc. whenever required.

EXTRA WORK: In addition to the above items if the Land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developers and the Land Owner have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

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 for Developer's Allocation 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 nor a partnership between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.



DISTRICT SUB REGISTRAR-V
ALIPORE SOUTH 24 PGS.
31 MAY 2023

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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

- 1) *Rohit Dhar*
40/1 Nagor
Kol-75
- 2) *Relindranath Hainu*
4/74 Bijaygarh
Kol-700032

Prakriti Dutta

SIGNATURE OF THE
OWNER/VENDOR

Tranquil Developers
Pani Gb 8/11

Authorised Signatory

SIGNATURE OF THE
DEVELOPER

Drafted by:

Rebayan N.E.
Adv
F-1776/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

Sarfaraz Ahmed.
Sarfaraz Ahmed.



District Sub Registrar

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Prakriti Dutta*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Pari Gita Smt*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



f
DISTRICT SUB REGISTRAR-V
ALIPORE SOUTH 24 PGS.
31 MAY 2023







Government of West Bengal



Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

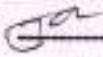
Signature / LTI Sheet of Query No/Year 16302001394671/2023


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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Prakriti Dutta 55/4, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			<i>Prakriti Dutta</i> 31/05/23
2	Mr Paritosh Shil 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalkapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [Tranquil Developers]			<i>Paritosh Shil</i> 31/05/23

DISTRICT REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rahul Dhar Son of Late Ranjit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Smt Prakriti Dutta, Mr Paritosh Shil			<i>Rahul Dhar.</i> 31/05/23


(Jaideb Pal)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal


DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 MAY 2023
14 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



300520232007635219

GRIPS Payment Detail

GRIPS Payment ID:	300520232007635219	Payment Init. Date:	30/05/2023 23:02:04
Total Amount:	7098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0127891833040	BRN Date:	30/05/2023 23:02:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Tanmoy Dhar
Mobile:	8981314794

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240076352208	Directorate of Registration & Stamp Revenue	7098
Total			7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240076352208

GRN Details

GRN:	192023240076352208	Payment Mode:	SBI Epay
GRN Date:	30/05/2023 23:02:04	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0127891833040	BRN Date:	30/05/2023 23:02:24
Gateway Ref ID:	IGAPQUEVK3	Method:	State Bank of India NB
GRIPS Payment ID:	300520232007635219	Payment Init. Date:	30/05/2023 23:02:04
Payment Status:	Successful	Payment Ref. No:	2001394671/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Tanmoy Dhar
Address:	Ajoynagar
Mobile:	8981314794
Period From (dd/mm/yyyy):	30/05/2023
Period To (dd/mm/yyyy):	30/05/2023
Payment Ref ID:	2001394671/1/2023
Dept Ref ID/DRN:	2001394671/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001394671/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2001394671/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

Handwritten text at the top of the page, possibly a title or header.



First section of handwritten text, appearing to be a list or series of entries.

Second section of handwritten text, continuing the list or entries.

Third section of handwritten text, possibly a summary or conclusion.

Final section of handwritten text at the bottom of the page.



পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য

Record downloaded from

BanglarBhumi - বাংলার জমির তথ্য

Android App on Google Play

ভূমি ও ভূমি সংস্কার এবং উদ্বাস্ত আন ও পুনর্বাসন দপ্তরের তথ্য
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলা: [16]দক্ষিণ ২৪ পরগণা

ব্লক: [15]সোনারপুর

মৌজা: [004]মুকুন্দপুর

(Live Data As On 31/05/2023,13:23:56)

জে.এল নং (J.L No.): 4 থানা (P.S.): সোনারপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
42	বিল	3.49	

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
43/1 (CC)	শ্রীমতি সঙ্ঘা বিজয়	মুরলী মোহন	0.0062	0.0200	Nil
44/1 (CC)	মুরলী মোহন বিজয়	বির্জ মোহন	0.0062	0.0200	Nil
86	লক্ষীকান্ত মণ্ডল	বেহারীলাল	0.6772	2.4000	Nil
107	ঘনবল্লভ কাউর	অমর সিং	0.0121	0.0400	Nil
108	সোমনাথ সাহা	প্রফুল্ল রতন	0.0097	0.0300	Nil
160	কানু রঞ্জন রায়	রাধাকৃষ্ণ	0.0095	0.0300	Nil
174	হেমন্ত দাস	হীরলাল	0.0091	0.0300	Nil
183/1	অভিজিত রায় সরকার	বিভূতি ভূষ	0.0113	0.0400	Nil
195	সান্তনু ভট্টাচার্য	চন্দ্র	0.0090	0.0300	Nil
196	সুমিত্রা ভট্টাচার্য	সান্তনু	0.0090	0.0300	Nil
200	কৃষ্ণপদ দত্ত	উপেন্দ্র চন্দ্র	0.0143	0.0500	Nil
204	গৌতম মালাকার	দিলীপ	0.0143	0.0500	Nil
205	প্রনীতা মালাকার	গৌতম	0.0057	0.0200	Nil
239	প্রকৃতি দত্ত	যোগেশ	0.0244	0.0900	Nil
240	সুমিত্রা চ্যাটার্জী(ভট্টাচার্য)	প্রভোতীষ	0.0172	0.0600	Nil
275	সীমা দাস	ননীগোপাল	0.0087	0.0300	Nil
298	মুময় বড়াল	রঞ্জিত	0.0188	0.0700	Nil
299	লিলি রানী বড়াল	রঞ্জিত	0.0244	0.0700	Nil
301	মৌসুমী চৌধুরী	প্রশান্ত	0.0094	0.0300	Nil
327	অভিনব গুর	আশিষ গুর	0.0228	0.0800	Nil
331	অলোক মোদক	হরিপদ মোদক	0.0124	0.0400	Nil
342	সাগরমল মারওয়ারী	গুজারমল	0.0085	0.0300	Nil

Khatian No. খতিয়ান নং	Owner Name স্বয়ংক্রিয় নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
343	বিশ্বনাথ আগরওয়াল	অশোক কুমার	0.0056	0.0200	Nil
353	স্বপন চৌধুরী	মহানন্দ	0.0202	0.0700	Nil
354	বেলা চৌধুরী	স্বপন	0.0202	0.0700	Nil
380	ভরতী ভট্টাচার্য	অনুপ	0.0138	0.0400	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain.

Major Information of the Deed

Deed No :	I-1630-01689/2023	Date of Registration	01/06/2023
Query No / Year	1630-2001394671/2023	Office where deed is registered	
Query Date	30/05/2023 10:59:36 PM	D.S.R. - V SOUTH 24-PARGANAS, District: So	24-Parganas
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,67,612/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAH-I, Mouza: Mukundapur, JI No: 4, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-42 (RS :-)	LR-239	Bastu	Bastu	5 Katha 3 Chatak 23 Sq Ft	1/-	54,25,612/-	Width of Approach Road: 32 Ft.,
Grand Total :					8.6121Dec	1 /-	54,25,612 /-	

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/-	3,42,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,42,000 /-	



Land'Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Prakriti Dutta Daughter of Late Jogesh Dutta 55/4, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bcxxxxxx3p, Aadhaar No: 63xxxxxxxx3345, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tranquil Developers 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: aaxxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name Address,Photo,Finger print and Signature
1	Mr Paritosh Shil (Presentant) Son of Mr Parimal Chandra Shil 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxxx8d, Aadhaar No: 48xxxxxxxx3349 Status : Representative, Representative of : Tranquil Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099			

Identifier Of Smt Prakriti Dutta, Mr Paritosh Shil

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Prakriti Dutta	Tranquil Developers-8.61208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Prakriti Dutta	Tranquil Developers-400.00000000 Sq Ft



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-I, Mouza: Mukundapur, JI No: 4, Pin Code: 700099

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 42, LR Khatian No:- 239	Owner: প্রকৃতি দত্ত, Gurdian: যোগেশ , Address: নিজ , Classification: বিল, Area: 0.09000000 Acre,	Smt Prakriti Dutta



Endorsement For Deed Number : I - 163001689 / 2023

On 31-05-2023

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

Presented for registration at 17:00 hrs on 31-05-2023, at the Private residence by Mr Paritosh Shil ,

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 57,67,612/-

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

Execution is admitted on 31/05/2023 by Smt Prakriti Dutta, Daughter of Late Jogesh Dutta, 55/4, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

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

Execution is admitted on 31-05-2023 by Mr Paritosh Shil, Partner, Tranquil Developers (Partnership Firm), 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kallikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

Jaideb Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 01-06-2023

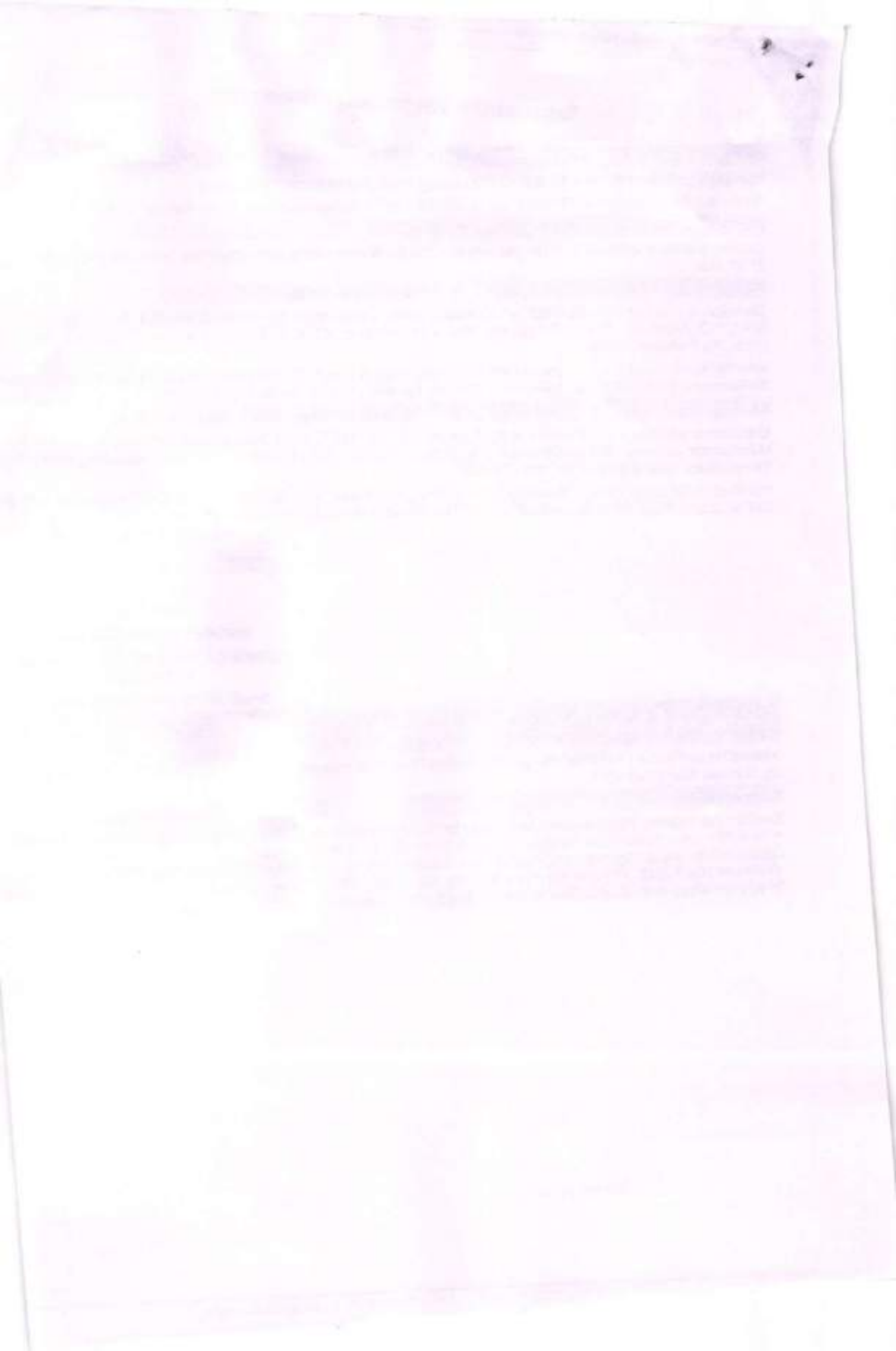
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 11:02PM with Govt. Ref. No: 192023240076352208 on 30-05-2023, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 0127891833040 on 30-05-2023, Head of Account 0030-03-104-001-16



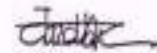
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 50.00/ by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32312, Amount: Rs.50.00/-, Date of Purchase: 25/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 11:02PM with Govt. Ref. No: 192023240076352208 on 30-05-2023, Amount Rs: 7,070/-, Bank SBI EPay (SBlePay), Ref. No. 0127891833040 on 30-05-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 48093 to 48151

being No 163001689 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.06.02 15:37:24 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/06/02 03:37:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637