

12362/2022

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AM 787356

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8-2002718-36/2022

*I hereby certify that the documents
 mentioned in the Schedule
 are true and correct copies of the
 original documents as they are
 in my possession. The Signatures
 and Stamps are genuine and
 correct. I am not aware of any
 other copies of the documents.*

DEVELOPMENT AGREEMENT

16 SEP 2022

THIS DEVELOPMENT AGREEMENT made this the 16th day of
 September, Two Thousand Twenty Two (2022).

BETWEEN

SMT RUMA BANERJEE, (PAN - BSQPB9597L), Aadhaar - 4132
 3568 0949, wife of Shri Ranjit Banerjee, by faith - Hindu, by
 occupation - Housewife, residing at 15, Gorakshabasi Road, Post office
 and Police Station - Dum Dum, Kolkata - 700028 District - North 24-
 Parganas, (which term and expression shall unless excluded by or
 repugnant to the subject or context be deemed to mean and include her
 heirs, executors, legal representatives and assigns) of the **FIRST PART**.

AND

12 SEP 2022

4/263

DATE: 12 SEP 2022

SOLE TO: M/s. B.S. Enterprises

ADDRESS: 282 Ganga Sagar Road,

RS: 100/- Kol-28.

CODE NO. (1067)

LICENCED NO.

20 & 20A/1973

ANUSHREE BANERJEE

L.S. VENDOR I.O.S.

HIGH COURT, KOLKATA-700 001

12 SEP 2022

Identified by

Santanu Das
Advocate

S/O Sri Sunil Kumar Das

14/12, Nagendra Nath Road

P.O + P.S. Dum Dum, Kolkata -

700028, District- North 24 Parganas



(Handwritten signature)

add. District Sub-Registrar

Cossipore, Dum Dum

16 SEP 2022

M/S. B.S. ENTERPRISES, a Proprietorship Firm having its Office at 232, Goraksha Basi Road, Police Station - Dum Dum, Kolkata - 700028, District - North 24 Parganas being represented by its Proprietor namely SRI. CHANCHAL SAHA, (PAN : AVHPS3694L), son of Late M.N. Saha, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 232, Goraksha Basi Road, P.O. & P.S.- Dum Dum, Kolkata-700028, District - North 24 Parganas, hereinafter referred to and called as the DEVELOPER (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, as proprietor successors-in-interest legal representatives and assigns) of the **SECOND PART.**

WHEREAS one Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori, along with her family members being displaced persons coming down from East Pakistan now Bangladesh had permanently settled in a squatters colony named as Pratapaditya Nagar Colony, and subsequently on 19th day of September 1987, the Government of West Bengal was pleased to transfer by way of gift all that piece or parcel of land of homestead or bastu land measuring 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less comprised in E.P.No.38, corresponding to C.S. Plot No. 1197 (part) of Mouza - Satgachi, J.L.No.20, Police Station-Dum Dum, Kolkata-700 028, within local limits of South Dum Dum Municipality, District - North 24 Parganas, morefully described in the First Schedule herein below in favour of Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori which was duly registered before the Additional District Registrar North 24 Parganas, Barasat District North 24 Parganas and the same was recorded in Book No. I, Volume No. 7, Being No.457 for the year 1987 with terms and conditions clearly mentioned therein.

AND WHEREAS the Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori duly recorded her name in the Government record of rights in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158 at Mouza - Satgachi at Premises No.36, Pratapaditya Nagar Colony (Goraksha Basi Road), P.S. Dum Dum, Kolkata-700028, District North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances the said Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori died on 10th day of July, 1999 leaving behind her only son namely Ranjit Banerjee as her legal heirs and successors to success and inherit the property left by Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori according to Hindu Succession Act 1956.

AND WHEREAS the husband of Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori was died on 15th day of March, 1967 prior to the death of Renu Prova Barari alias Renu Proba Devi.

AND WHEREAS the only son of Renu Prova Barari alias Renu Proba Devi, namely Ranjit Banerjee seized and possessed the First Schedule Property he acquired good title, full power and absolute authority of the said property and is absolutely seized and possessed of or otherwise well and sufficiently entitled **ALL THAT** the said land with structure as standing thereon with all easement rights therein free from all encumbrances, charges, liens, lispendens, attachments, requisition, acquisition, trusts whatsoever or howsoever and is sufficiently entitled to deal with the said property specifically and more fully mentioned in the Schedule hereunder.

AND WHEREAS the said Ranjit Banerjee duly constructed a tile shed structure thereon measuring about 100 sq.ft. more or less.

AND WHEREAS the said Ranjit Banerjee is the absolute owner of the property measuring about 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No. 1197 (part), in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, within the local limits of South Dum Dum Municipality, Ward No. 24, Premises no. 36 Pratapidtya Nagar, (Goraksha Basi Road) Police Station and Post Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas.

AND WHEREAS the said Ranjit Banerjee by a registered Deed of Gift, dated, 2nd June 2022 transferred the land measuring 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No. 1197 (part), in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, within the local limits of South Dum Dum Municipality, Ward No. 24, Premises no. 36 Pratapidtya Nagar, (Goraksha Basi Road) Police Station and Post Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas to the present owner namely Ruma Banerjee and the said deed was registered in the office of ADSR Cossipore Dum Dum, District North 24 Parganas recorded in Book no. 1, Being no. 7170 for the year 2022.

AND WHEREAS the Ruma Banerjee while enjoying and possessing the said landed property with Tiles Shade structure thereon as owner she decided to develop the said property by constructing a multi storied building there upon obtaining building plan from the office of the South Dum Dum Municipality, but the Owner/Vendor, having no experience and lack of sufficient money to develop the said property and owing to such difficulties

the said Owner/Vendor intended to develop the said property through a recognized developer.

AND WHEREAS knowing the intention of the aforesaid Owner, the Developer namely **M/s. B.S. Enterprises**, a proprietorship firm represented by Chanchal Saha, son of Late M.N. Saha having its office at 232, Goraksha Basi Road, P.S. Dum Dum, Kolkata - 700028, approached the Land Owner to construct a multistoried building in the said land.

THE OWNER HEREIN HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:

1. The Owner is the sole and absolute Owner of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever.
2. The entirety of the premises is in the khas possession of the Owner and no other person or persons other than the Owner herein has any right title and interest, occupancy, easement or otherwise on the premises or any part thereof.
3. There is no suit and/or proceeding and/or litigation pending in respect of the Premises or any part thereof.
4. No person or persons other than the Owner herein has any right, title and interest, of any nature whatsoever, in the premises or any part thereof.
5. The right title and interest of the Owner in the Premises is fully free from all sorts of encumbrances whatsoever and the Owner herein collectively have good and marketable title thereof.
6. There is no tenants in the said Premises in question and the Owner herein has not yet received any notice of any such claim or proceeding.

7. No part of the Premises has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings are pending in respect thereof.
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner herein.
9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached by any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever.
10. The Owner herein have not in any way dealt with the premises whereby the right title and interest of the Owner as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner.
11. The Owner herein is fully and sufficiently entitled to enter into this agreement.
12. The representations of the Owner mentioned hereinabove is hereafter collectively called "The Said Representations" and the Owner confirm that the said representations is true and correct to the best of the knowledge and belief.
13. The Owner herein have agreed to appoint the Developer herein as the developer of the premises and the developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and wages to the workers as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECIDED in the presence of the following **WITNESSES:-**

1. The Owner herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained.
2. The development of the Premises will be in the following manner.
 - a) On getting sanction plan, the Owner herein has to deliver vacant and peaceful possession of the premises to the developer .
 - b) Upon execution of this agreement, the Owner herein shall hand over the original documents to the developer herein.
 - c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision.
 - d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the South Dum Dum Municipality for necessary sanction SUBJECT TO the Owner herein paying all outstanding rates and taxes, till the date thereof.
 - e) Upon receiving the registered general power of attorney as stated hereunder, the Developer shall complete all formalities for submission of plan for sanction before the appropriate authority.
 - f) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the Owner herein about the same, getting the sanctioned plan and after getting the copy of the sanctioned plan, the Owner will give up possession of the property to the developer for construction of the proposed building.
 - g) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of

the entirety of the Premises in part performance of this Agreement during the subsistence hereof.

- h) **SUBJECT TO** force majeure and reasons beyond the control of the Developer, within 24 months thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Owner allocation is a to the Owner herein in a habitable condition with such reasonable changes as may be advised by the Architects **SUBJECT TO** the Owner meeting the obligation of this agreement.
- i) The said building shall be for residential cum commercial purpose or such other purpose.
3. The Owner herein shall answer and comply with all requisitions made by the Developer for establishing the right title and interest of the Owner to the premises and shall make out a marketable title.
4. The Owner herein shall give such other consent, sign such papers, documents deeds and undertakings and render such co-operation, as be required by the developer for the smooth running of the construction and completion of the said building i.e. the Project.
5. In connection with the aforesaid, it is agreed and clarified as follows :-
- a) The developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time on Owner consent.
- b) In case it be required to pay any outstanding dues to the Municipal authority or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Owner, then the Owner herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical

vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises.

- c) The Developer shall be at liberty to do all works as may be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Owner herein shall sign and execute all papers and documents necessary therefore.
- d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof.
- e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively.
 - i) The Developer will pay to the owners/vendors a sum of Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand) only as advance which will be adjusted from the owner allocation @ Rs.3,000/- (Rupees Three Thousand) only per Sq. Ft. at the time of final settlement of owners' allocation, it is also mention here that time to time if the vendor requested to the Developer for any advance money in that event the said amount will be adjusted from the owner allocation @ Rs.3,000/- (Rupees Three Thousand) only per Sq. Ft..
 - ii) The owners will get 50% ratio of the constructed area, Ground Floor 50%, entire First Floor, Third and Fourth Floor alternative side of the building to be constructed.
 - iii) That if the developer raised extra floor in the under mentioned scheduled property in that event the owner shall pay 50% cost of

additional charges raised by the South Dum Dum Municipality to the developer (receipt & non receipt) and thereafter 50% ratio of the constructed area will be allocated to the owner and rest of the constructed area will be of the developer, if any extra area is sanctioned by South Dum Dum Municipality in that event the charges shall be borne by the Vendor and the Developer equally.

- f) The Owner and the Developer shall be entitled absolutely to the respective allocated area and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes, the developer will also be at liberty to enter into agreements for sale of his respective allocated area as specifically stated in the SECOND and THIRD SCHEDULE written hereunder, SAVE THAT the Owner shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owner of the Developer's allocated area, at least, insofar as the same relate to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the parties shall be such as up drawn by the Advocate of the Developer.
- g) That the Developer shall be entitled to receive all monies in respect of the developer's allocated area and also the sale proceed of the developer's allocation area PROVIDED HOWEVER THAT the monies payable and deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Owner as fully mentioned hereafter.
- h) The Owner through their Constituted Attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the

consideration for the same shall be the cost of construction of the Owner' allocated area and no other amount shall be payable to the Owner. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Owner and the Developer, however shall, at their own costs procure all consents and/or permissions may as be required for completion of such transfer.

6. It is further clarified as follows :-

- a) After completion of the building the developer will handover owner's allocation with possession letter and also after receiving the occupancy certificate from the appropriate authority developer will handed over a copy of the same to the owner.
- b) Upon completion and handing over the Owner allocated area to the Owner of the said building from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Developer in conformity with other buildings containing Ownership units. The Developer and the Owner and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management.
- c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Owner shall be for and to the account of the Owner and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owner, to the extent of their respective areas.

- (d) That the name of the said Building shall be such as "decided by the Developer".

7. The Owner shall, on or after the day of signing of this agreement, at the request of the Developer grant to the developer and/or his nominee/nominees a registered Power of Attorney authorizing the developer to do all act as be necessary for the project and/or in pursuance hereof and/or on behalf of the Owner. However the Owner shall from time to time grant such further powers or authorities to the developer and/or to its nominee concerning the project, for the developer doing the various works envisaged hereunder, including entering into agreement for sale and/or construction of the said building and/or portion thereof and receiving all amounts in pursuance thereof.

8. The developer shall indemnify and keep the Owner indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the developer in pursuance of the authorities granted as aforesaid.

9. The developer shall at its own cost and expenses shall demolish the existing structure and the earnings from the salvage of the existing building shall be taken by the Developer.

10. The Owner shall extend such co-operation to the developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer from time to time, for the Project, at the costs and expenses of the Developer.

11. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Owner shall be liable to remove the same at their own cost. In case the owner fail to do that, then the Developer shall be at liberty to do so and recover the costs from the Owner.

12. During the continuance of this agreement the Owner shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer PROVIDED THAT the construction is being carried out in accordance with approved plan, structural design and specification but the Owner shall have full right to enter into the said building and inspect the construction work carried on there by the Developer and to check the materials used in the Owner' allocated portion.

13. In case any of the parties hereto commit any default in fulfilment of his/its obligations-contained herein then and in such event, the other party shall be entitled to specific performance and/or damages.

14. In case the Owner fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to make the necessary efforts in that regard, for and on behalf of the Owner and the Owner' cost and expenses, to be recovered in the same manner as mentioned herein above.

15. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, single arbitrator. Such arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996 as amended till the date of disputes and or difference.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece or parcel of land with structure, measuring an area about 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less with title shed structure measuring about 100 sq.ft. more or less (physical measurement 3 Cottahs 8 Chittacks 22.50 sq.ft) of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No.1197 (part),

in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, Local limits of South Dum Dum Municipality, Ward No. 24, Premises no.36, Pratapidtya Nagar, (Goraksha Basi Road) Police Station and Post Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas which is butted and bounded as follows:-

- ON THE NORTH** : Goraksha Basi Road;
ON THE SOUTH : Park (Municipal);
ON THE EAST : E.P. No. 37 (Deepmala Apartment);
ON THE WEST : Road and Park;

Approach Road 16 feet.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER ALLOCATION)

- i) The Developer will pay to the owners/vendors a sum of Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand) only as advance which will be adjusted from the owner allocation @ Rs.3,000/- (Rupees Three Thousand) only per Sq. Ft. at the time of final settlement of owners allocation, it is also mention here that time to time if the vendor requested to the Developer for any advance money in that event the said amount will be adjusted from the owner allocation @ Rs.3,000/- (Rupees Three Thousand) only per Sq. Ft.,
- ii) The owners will get 50% ratio of the constructed area, Ground Floor 50%, entire First Floor, Third and Fourth Floor alternative side of the building to be constructed.
- iii) That if the developer raised extra floor in the under mentioned scheduled property in that event the owner shall pay 50% cost of additional charges raised by the South Dum Dum Municipality to the developer (receipt & non receipt) and thereafter 50% ratio of the constructed area will be allocated to the owner and rest of the constructed area will be of the developer, if any extra area is sanction by South Dum Dum Municipality in

that event the charges shall be borne by the Vendor and the Developer equally.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)

That the developer shall be entitled to all the remaining portion of the building excluding land owner's allocation (as described above) including the common facilities, common parts and common amenities of the building and the said property shall be the property of the Developer with absolute right of the developer to enter into agreement for sale with intending purchaser/purchaser's, teamsters by and mode or transfer

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

1. The Landowner, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
2. Land under the said building described in the First Schedule.
3. All side spaces backspace, paths, passages, sewerage provided in the said building.
4. General lighting of the common portions and space for installation of electric meter in general and separate.
5. Municipal connection of the drain and sewerage line of the said building.
6. Stairs case landing, Lift well, lift room, staircase and lobbies passage of the building.
7. Septic tank, water pump, under ground and overhead water reservoir, water line.
8. Electric meter for common purpose, lift machine and accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIMEN OF WORKS)

- Foundation and Structure : R.C.C, reinforced cement concrete frame adequately founded in ground with strip foundation designed in conformity with relevant guideline laid down by Bureau of Indian structure.
- Walls : Peripheral walls is 200 mm thick Cement Brick work in 1:6 Cement and Sand mortar.
- Partition with adjacent flat/ common area is 125 mm and 75 mm thick Cement Brick work in 1:4 cement and sand mortar.
- All other partitions inside the flats and common areas is 75 mm thick Cement Brick work in 1:4 Cement and sand mortar reinforced with H.B. wire netting.
- Plaster : External surface of the building shall be plastered with 20 mm thick 1:6 Cement and sand mortar.
- Internal surface of walls shall be plastered with 12/19 mm-thick 1:6 Cement and sand mortar.
- Ceiling shall be plastered with 6 mm thick 1:4 Cement and sand mortar.

- Flooring : All Floors shall be that of vitrified tiles finished including all floors in the bath rooms, W. C. and kitchens. Stair, lobby and landing with Marbles or vitrified tiles.
- Skirting : All rooms and passage floor shall have skirting of 100 mm wide finished to match with the adjacent floor.
- Dado : Coloured glazed tiles up-to door height shall be provided to all toilet and W.C. walls with the adjacent flooring materials.
- Cooking Platform : 20 inch and above thick Black Stone / Green Marble of 450 mm width shall be provided, walls adjacent to the cooking platform shall be covered with 6 mm thick coloured glazed tiles up-to 1200 mm height from cooking platform.
- Doors : Wooden frames [Sal Wood], main door will made of Flash door and decorative and other internal doors will be of Slate Panel Pallah with Gamar Wood and Ply and the door of Toilet will be made of P.V.C. One lock and eye piece in main door.
- Windows : All window frames will be made of aluminum channel window.

- Door and Window Fittings : Adequate fittings will be provided to all doors and windows leaves as follows:-To entrance Door: - lock Tower bolt, Handle, Doorstopper, Rubber buffer Magic eye.
- Painting : Internal surface of walls and ceilings shall be covered with a layer of plaster of Paris inside flats as well as in common area's walls.
- External surface of walls shall be painted with two coats of cement based water proof paint. Weather Shield [I.C.I.].
- Exposed surface of all timber works shall be covered with two coats of wood primer.
- Exposed surface of all steelwork shall be coated with two coats of red oxide primer with two coats of paint.
- Fittings, Fixtures & Accessories: Toilet: Squatting type pan, High level cistern, Brass C.P. Bib cock, shower, and ablution tap, one Corner Basin in one, Toilet in each
- Dinning: Wash Hand Basin [Pedestal].
- W.C: Indian/ European commode.
Ablution

- Kitchen: Stainless Steel Sink [Big],
Pillar one, Babcock
- Electrical : Bed rooms: one fan point, three light points, one five amps. Plug Point and fifteen amps. Plug Point.
- Kitchen: one light point, one five amps. Plug Point and one exhaust fan point provision
- Toilet: one light point and one exhaust fan point provision & 5 amp plug point.
- Verandah. one light Point.
- Drawing/Dining: two light points, two fan Points, two five-amp plug Point and two fifteen amp plug Points.
- Calling Bell Point would be provided for land- Owner.
- Water Supply : 24 hours water supply will be provided by municipality water with pumps.
- Extra Works : Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work.
- Loft : One Loft having dimension [3'-0" X 4'-0"] will be provided at free of cost Owner.

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

SIGNED, SEALED & DELIVERED

by the withinnamed in the presence of :

WITNESSES :

1. Rajit Banerjee
15 GOROKSHAH BASIRROAD
KOL - 700028

2. A. Chatterjee
130, G. B. Road.
KOL-28

Reema Banerjee
Signature of the Owner

M/s. B. S. ENTERPRISES

Chicki Banerjee
Proprietor

Signature of the Developer

Drafted by me :

Santanu Das
Advocate
High Court, Calcutta
WB 4488/1999.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only as advance being the part consideration money as per memo below :

Date	Bank & Branch	Cash/Cheque No.	Amount Rs. P.
12.09.22		CASH	1,00,000.00
12.09.22	Axix Bank, Birati.	022822	50,000.00
		Total :	1,50,000.00

(Rupees One Lacs Fifty Thousand) only

WITNESSES :

- Ranjit Barjee -
15, GOROKSHA BASTI Road.
DUM DUM. KOL-700028

- A. Chatterjee
130, G.B. Rd. KOL-700028

Ruma Banerjee
Signature of the Owner



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

GRN Details

GRN: 192022230119839481 Payment Mode: Online Payment
GRN Date: 12/09/2022 13:58:32 Bank/Gateway: State Bank of India
BRN : CKU7278846 BRN Date: 12/09/2022 13:59:24
Payment Status: Successful Payment Ref. No: 2002718236/2/2022
[Query No**Query Year]

Depositor Details

























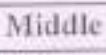

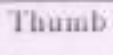
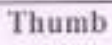

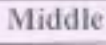


Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD
Mobile: 9239880397
Depositor Status: Others
Query No: 2002718236
Applicant's Name: Mr Santanu Das
Identification No: 2002718236/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002718236/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6901
2	2002718236/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	1507
			Total	8408

IN WORDS: EIGHT THOUSAND FOUR HUNDRED EIGHT ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	(Left Hand)				
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					
	(Left Hand)				
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					
	(Left Hand)				
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little

R...

CHANDI S...

Major Information of the Deed

Deed No :	I-1506-12163/2022	Date of Registration	16/09/2022
Query No / Year	1506-2002718236/2022	Office where deed is registered	
Query Date	10/09/2022 3:00:19 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Santanu Das 6, Old Post Office Street, 2nd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831317910, Status : Advocate		
Transaction	Additional Transaction		
[110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
	Rs. 51,11,325/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,001/- (Article-48(g))	Rs. 1,507/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Raigachi, Premises No: 36, Ward No: 024 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-3762 (RS -)	LR-4599	Bastu	Bastu	3 Katha 8 Chatak 22.5 Sq Ft		50,85,000/-	Width of Approach Road: 16 Ft.
Grand Total :					5.8266Dec	0/-	50,85,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
5	On Land L1	100 Sq Ft	0/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	26,325/-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Ruma Banerjee Wife of Shri Ranjit Banerjee Executed by: Self, Date of Execution: 16/09/2022 Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
	16/09/2022	16/09/2022	16/09/2022	
15, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx7L, Aadhaar No: 41xxxxxxxx0949, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MESSERS B S ENTERPRISES 232, Goraksha Basi Road, City:- Not Specified, P.O - Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AVxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Chanchal Saha (Presentant) Son of Late M N Saha Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office			
	Sep 16 2022 12:38PM	16/09/2022	16/09/2022	
232 Goraksha Basi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MESSERS B S ENTERPRISES				

Identifier Details :

Name	Photo	Finger Print	Signature
Ms PUSPITA MONDAL Daughter of Shri BABLU MONDAL VILL - BHANDER KHALI, City - , P.O - BHANDER KHALI, P.S -Hasnabad, District -North 24-Parganas, West Bengal, India PIN - 743430			
	16/09/2022	16/09/2022	16/09/2022
Witness Of Smt Ruma Banerjee, Shri Chanchal Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ruma Banerjee	MESSERS B S ENTERPRISES-5.82856 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
	Smt Ruma Banerjee	MESSERS B S ENTERPRISES-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S - Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Saigachi, Premises No: 36, Ward No: 024 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3762, LR Khatian No:- 4599	Owner: স্ম শ্রী রুমা বানার্জী, Gurdian: স্ম শ্রী রুমা বানার্জী, Address: স্ম, Classification: অস, Area: 0.00830000 Acre.	Smt Ruma Banerjee

On 16-09-2022

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

Admissible under rule 27 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899

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

Presented for registration at 11:00 hrs: on 16-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Chanchal Saha

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 21,11,225/-

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

Execution is admitted on 16/09/2022 by Smt Ruma Banerjee, Wife of Shri Ranjit Banerjee, 15, Gorakhabasi Road, P.O. Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

Identified by Ms PUSPITA MONDAL, , Daughter of Shri BABLU MONDAL, VILL - BHANDER KHALI, P.O: BHANDER KHALI, Thana: Hasnabad, , North 24-Parganas, WEST BENGAL, India, PIN - 743430, by caste Hindu, by profession Others

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

Execution is admitted on 16-09-2022 by Shri Chanchal Saha,

Identified by Ms PUSPITA MONDAL, , Daughter of Shri BABLU MONDAL, VILL - BHANDER KHALI, P.O: BHANDER KHALI, Thana: Hasnabad, , North 24-Parganas, WEST BENGAL, India, PIN - 743430, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,507.00/- (B = Rs 1,500.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 1:59PM with Govt. Ref. No: 192022230119839481 on 12-09-2022, Amount Rs: 1,507/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU7278846 on 12-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41263, Amount: Rs. 100.00/-, Date of Purchase: 12/09/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 1:59PM with Govt. Ref. No: 192022230119839481 on 12-09-2022, Amount Rs: 6,901/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU7278846 on 12-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 460784 to 460812
being No 150612163 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.10.11 15:53:40 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/10/11 03:53:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)