

SL No - 3485/2022

2-3365/22



08/06/22
13/4/22

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

70AB 529382

2002058963/2020

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

Additional Dist. Sub Registrar
Sealdah

21/7/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on 8th day of July, Two Thousand Twenty Two (2022)

BETWEEN

SRI SANJIB PODDER
DIRECTOR OF KASAK
ABASAN PVT. LTD.
AND C.A. OF RAKHI DAS
AND SHREYOJIT DAS



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

GRN Details

GRN: 192022230068176091 Payment Mode: Online Payment
GRN Date: 07/07/2022 16:17:21 Bank/Gateway: State Bank of India
BRN : IK0BTRBTA1 BRN Date: 07/07/2022 16:18:41
Payment Status: Successful Payment Ref. No: 2002058963/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Srijib Sundar Adhya
Address: 101/2 Sarat Chatterjee Road
Mobile: 9804182673
Depositor Status: Others
Query No: 2002058963
Applicant's Name: Mr Sanjay Sarkar
Identification No: 2002058963/1/2022
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002058963/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	40061
2	2002058963/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10028
			Total	50089

IN WORDS: FIFTY THOUSAND EIGHTY NINE ONLY.

[Handwritten Signature]

1) **SMT. RAKHI DAS**, PAN – AMOPD6209Q, Aadhaar No – 9129 1005 6011, Mobile No. – 9836353844, wife of Khagendra Nath Das, by occupation – Housewife,
 2) **SRI SHREYOJIT DAS**, PAN – EKAPD8288R, Aadhaar No. – 3153 5799 7184, Mobile No – 9836353844, son of Sri Khagendra Nath Das, by occupation – Business, both by faith – Hindu, both by nationality – Indian, both are residing at 1, Mahendra Sarkar Street, Post Office – Bowbazar, Police Station – Bowbazar, Kolkata – 700012, District – Kolkata, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. KASAK ABASAN PRIVATE LIMITED, PAN – AAECK1439J, a company registered under the Indian Companies Act, 1956, having its registered office at P-59, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata – 700105, District – 24 Parganas (South), represented by its Directors namely; 1) **SRI SANJIB PODDER**, PAN – AFTPP4576N, Aadhaar No – 2502 8849 1523, Mobile No – 9830088827, son of Late Sukhendralal Podder, 2) **SMT. SHILPI PODDER**, PAN – BYWPP4124M, Aadhaar No – 5796 4051 0079, Mobile No. – 9831112888, wife of Sri Sanjib Podder, both by faith – Hindu, both by Nationality – Indian, both by occupation – Business, both residing at P-57, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, District – 24 Parganas (South), hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, legal representatives, administrators, and/or assigns) of the **SECOND PART**.

WHEREAS Smt. Rakhi Das, wife of Sri Khagendra Nath Das and Sri Shreyojit Das, son of Sri Khagendranath Das jointly became the absolute owner of land particulars of which are as follows –

	Touzi	R.S	J.L	Mouza	Khatian/K. Khatian	Dag	Measurement
1	109	14	23	Rajapur	10/496	1028	2 Cottah 8 Chittacks
2	109	14	23	Rajapur	10/496	1002	2 Cottah 8 Chittacks
In total							5 Cottah 0 Chittacks

[Handwritten Signature]

Now within the limits of the Kolkata Municipal Corporation being premises No. 1553, Survey Park, Police Station – Purba Jadavpur (formerly Kasba), District – 24 Parganas (South) morefully and particularly detailed below in the Schedule "A".

AND WHEREAS said Smt. Rakhi Das and Sri Shreyojit Das purchased the said land from Smt. Renukana Das, wife of Nirmal Kumar Das by a registered Deed of Conveyance dated 24/0/2002 and the said Deed was registered in the office of the D.S.R – III at Alipore and recorded at Book No. – I, Volume No. – 129, Pages 483 to 493, Being No. – 5473 for the year 2002 and got delivery of possession of the said property and since the date of purchase has been in peaceful vacant khas possession of the said property thereby exercising their right of ownership therein morefully and particularly detailed below in the Schedule "A".

AND WHEREAS during such possession, the owners also constructed structures in a part of the said land and mutated their names in the record of the Kolkata Municipal Corporation vide Assessee No. 311091366336 and has been in peaceful uninterrupted possession of the said property by paying rates and taxes to the competent authority.

AND WHEREAS the Owners have no sufficient fund to construct the said building and as such they desire to develop the said property through the Developer and for which they negotiated with the present Developer to develop and to make construction in the said property as per sanction plan and the Developer also has agreed to develop the said property by investing his own money on the basis of some terms and condition mentioned in the Development Agreement and to avoid any future dispute all the parties have agreed to enter into the said Agreement as hereunder written.

NOW THIS AGREEMENT FOR DEVELOPMENT BETWEEN THE OWNERS, AND DEVELOPER WITNESSETH AS FOLLOWS :-

DEFINITION

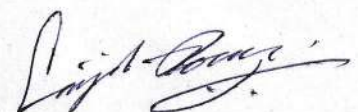
1.

- a) **OWNERS** : shall mean 1) **SMT. RAKHI DAS**, PAN – AMOPD6209Q, Aadhaar No – 9129 1005 6011, Mobile No. – 9836353844, wife of Sri Khagendra Nath Das, by occupation – Housewife, 2) **SRI SHREYOJIT DAS**, PAN – EKAPD8288R, Aadhaar No. – 3153 5799 7184, Mobile No – 9836353844, son of Sri Khagendra Nath Das, by occupation - Business, both by faith – Hindu, both by nationality – Indian, both are residing at 1, Mahendra Sakar Street, Post Office – Bowbazar,



Police Station – Bowbazar, Kolkata – 700012, District – Kolkata and their heirs, executors, administrators, legal representatives, successors and/or assigns.

- b) **DEVELOPER** : shall mean M/S. KASAK ABASAN PRIVATE LIMITED, PAN – AAECK1439J, a company registered under the Indian Companies Act, 1956, having its registered office at P-59, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata – 700105, District – 24 Parganas (South), represented by its Directors namely; 1) SRI. SANJIB PODDER, PAN – AFTPP4576N, Aadhaar No – 2502 8849 1523, Mobile No – 9830088827, son of Late Sukhendralal Podder, 2) SMT. SHILPI PODDER, PAN – BYWPP4124M, Aadhaar No – 5796 4051 0079, Mobile No. – 9831112888, wife of Sri Sanjib Podder, both by faith – Hindu, both by Nationality – Indian, both by occupation – Business, both residing at P-57, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, District – 24 Parganas (South), and its heirs, executors, administrators, legal representatives, successors and/or assigns.
- c) **PREMISES** : shall mean all that piece and parcel of Bastu land measuring more or less 5 Cottahs together with one storied R.T Shed structure standing thereon measuring more or less 700 Square feet now within the limits of the Kolkata Municipal Corporation, being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. XII, Municipal Ward No. 109, Assessee No. – 311091366336, A.D.S.R Sealdah, District – 24 Parganas (South), morefully and particularly described in the Schedule "A".
- d) **OWNER'S ALLOCATION**: shall mean **ALL THAT** the Owner shall be allotted **50%** of the total FAR of the sanction plan which will be distributed as follows –
- i) 50 % F.A.R of the Ground Floor
 - ii) The Entire First Floor
 - iii) The Entire Third Floor
- being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, A.D.S.R at Sealdah, District – 24 Parganas (South) and all other easement



and appurtenances thereto morefully and particularly detailed below in the schedule "B".

- e) **DEVELOPER'S ALLOCATION** : shall mean **ALL THAT** the Developer shall be allotted **50%** of the total FAR of the sanction plan which will be distributed as follows –

- i) 50 % F.A.R of the Ground Floor
- ii) The Entire Second Floor
- iii) The Entire Fourth Floor

being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. 109, A.D.S.R at Sealdah, District – 24 Parganas (South) and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "C".

- iv) **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stair case, stair case landing, lift, lift room, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.

- v) **"TIME"** the building shall be completed within **24 (Twenty Four) months** from the date of obtaining sanction plan from the K.M.C and the time for completion of the project may be extended for further 6 (six) months on mutual understanding due to any unavoidable circumstances like riot, flood, legal dispute, earth quake or any other circumstances which is beyond the control of human being. The Owners undertake to vacate the entire property within 30 days from the date of obtaining sanction plan and in delay to vacate the said property, the time for delay to vacate, shall be added with the time for completion of the project.

- vi) **"SPECIFICATIONS"** shall mean the specifications to complete the new building as stated in the Schedule "E" hereto.

- vii) **TERRACE** : shall mean the ultimate terrace on the said proposed building to be constructed excluding the space provided for installation of overhead tank, lift, lift room, stair case etc.



- viii) **FURTHER CONSTRUCTION** : the Owners and the Developer have further agreed that in future if any further floor is constructed over the 4th Floor of the building then the said floor shall be constructed by the Developer at his own cost and the Owners shall be Entitled to get 25% of the F.A.R of the said floor and the rest 75% of the F.A.R shall be allotted to the Developer but after such construction the ultimate terrace of the building shall be divided in between the Owner and Developer in equal share.

2. **THE OWNERS DECLARES AS FOLLOWS: -**

- i. That all original documents and/or other relevant papers and documents relating to the said property shall be handed over to the Developer simultaneously with the execution of this Agreement to satisfy the title of the property and the Owners shall also be liable to produce any other deeds and documents, if necessary, for further investigation of title of the Owners and also answerable against requisitions on title as may be necessary by the Developer or the intending Purchaser.
- ii. That the Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- iii. That the Owners have not entered into any Agreement with any third party for granting Lease, transfer, convey, Development or anyway to encumber the said property and the instant Development Agreement in respect of the property is the only Development Agreement executed between the parties. If the Developer fails to complete the construction within time mentioned above, the Owners shall have the liberty to cancel the said Agreement after serving proper notice.
- iv. That the Owners have agreed to pay **Rs.10,00,000/- (Rupees Ten Lacs)** only to the Developer at the time of accepting key of the flats allotted to the owners towards the cost of incidental charges like mutation, mutation of B.L. & L.R.O and all other incidental charges which are required to be paid by the Owners to make the property free from all encumbrances and at present the Developer shall expense the same to make the property free from all encumbrances to start construction of building.

Right Power

- v. That simultaneously with the execution of this Agreement the Owners shall also execute and Register a Development Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of development of the said property and Power of Attorney regarding sale of Developer's Allocation only.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS:-**

- a) That the Developer shall at his own costs and expenses construct and complete the new G+4 storied building at the said premises and shall confirm the specification as mentioned in the Schedule "E" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architect regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification.
- b) That the Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.
- c) That the Owners shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant Agreement remain in force except their allocation in the said proposed building.
- d) That after completion of construction of the building, the Developer shall handover the Owners' allotment to the Owners and at the same time the Developer shall have the right, liberty and authority to sell/convey their allotted portion to their nominated persons and to realize the cost of construction including profit of the business and the Developer shall have exclusive right to fix up the price of the flat etc. in respect of Developer's Allocation only. The Owners shall not claim a single farthing from the Developer on account of the Developer's allotment and the Owners through their constituted attorney shall be bound to sign all Deeds which would be executed in favour of the nominated persons of the Developer, in respect of Developer's Allocation only.
- e) That if there is any defect in the title of the property, the Owners at their own cost shall rectify the same and shall make the property free from all encumbrances.

5. **DEVELOPER'S RIGHT AND OBLIGATION:-**

- a. The Developer shall not be entitle to sell or encumber in any manner the Owner's Allocation in the building and/or shall not create any obstruction or disturbances



which may create any encumber in respect of any right, title and interest of the owners over their allocations.

- b. The Developer shall abide by all the laws, by laws, rules and regulations of the Government and local stationary bodies and shall remain solely responsible for any deviation, violation and breach of such law, by law, rules regulations etc. and in that case the Owners shall not be liable in any way.
- c. The Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owner's allotment or effecting their estate and interest in the said property and the Developer shall keep the Owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.
- d. The Developer hereby undertakes to keep the Owners indemnified against all third party claim and actions arising out of any sorts of act of commission or omission of the Developer or relating to the construction of the building.
- e. That the Owners hereby confirm that the Developer shall have the exclusive right, liberty and authority to enter into any Agreement for Sale with any proposed Purchaser in respect of Developer's Allocation and to accept earnest money from the proposed Purchaser and in that case the proposed Purchaser shall have the right, liberty and authority to obtain bank loan for purchasing the said flat and all the Owners and the Developer shall have no objection to that effect.

6. **CONSIDERATION AND SPACE ALLOCATION :**

- I) The Developer shall be entitled to transfer by sell it's Developer's Allocation to the intending Purchasers for residential purpose and for that purpose shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/ Purchasers and to realize part payment or full consideration from the intending Purchaser/Purchasers on its own account but shall not deliver possession until the Owners get the possession of the Owner's Allocation first in the new building.
- II) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, lift, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the Owners and other flat Owners of the said building.



- III) That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the Agreement by any party.
- IV) That the building shall be used only for residential and commercial purpose.
7. That in case of sell of allotted share of the Developer, the Owners shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Developer either themselves or through their Power of Attorney holder.
8. That in case of sell of allotted share of the Owners, the Developer shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Owners and the Owners also shall sign in the said Deed as Vendor and shall realize the sell proceeds in respect of their allotment and the Developer shall have no claim on the said amount.

DEVELOPER'S OBLIGATION

- a) That the Developer shall complete the construction of the building within **24 months** from the date of obtaining sanction plan from the Kolkata Municipal Corporation.
- b) That the Developer shall hold all original documents relating to the title of the property and shall handover the same to the Association to be formed after completion of building.
- c) That during the period of construction if any dispute arise then the same shall be solved amicably between the parties.
- d) That it has been agreed between the parties that the common electric meter box will not be installed in the Ground Floor under the stair case and a separate electric meter box will be constructed in a corner of the common space of the said building.
9. That if any party violate any terms and condition of the Development Agreement then the parties on mutual understanding shall try to solve the problem and in failure to do so, then the aggrieved party shall have the right, liberty and authority to move before the competent court of law for proper relief.
10. That during the period of construction, if any defective title is made out then the Owners shall take full responsibility to make the property free from all

Rajshree Das
Shreyajit Das

[Signature]

encumbrances within a period of three months from the date of detection of such defect and if the said defect is not curable then the instant Agreement shall be treated as cancelled and the Owners at once shall refund the earnest money with bank rate interest and incidental cost of construction.

11. That during the period of construction the Owners shall have the liberty to appoint Engineer at their own cost to supervise the construction work according to sanction plan.

SCHEDULE "A" PROPERTY

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 5 (five) Cottahs together with one storied R.T Shed structure standing thereon measuring more or less 700 Square Feet cemented floor, used for residential purpose, within the limits of the Kolkata Municipal Corporation, being Municipal premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, Assessee No. – 311091366336, A.D.S.R at Sealdah, District – 24 Parganas (South), and all other easement and appurtenances thereto, which is butted and bounded as follows :-

- ON THE NORTH** : By Plot No. 52 belongs to Sachin Das,
ON THE SOUTH : By 8277 MM. Wide Black Top Road,
ON THE EAST : By Plot No. 48 belongs to Tarubala Bhatta,
ON THE WEST : By Plot No. 45 belongs Smt. Sobha Banerjee.

(Highland Park - - Highland Park)

SCHEDULE "B" PROPERTY

(OWNER'S ALLOCATION)

ALL THAT the Owner shall be allotted 50% of the total FAR of the sanction plan which will be distributed as follows –

- i) 50 % F.A.R of the Ground Floor
- ii) The Entire First Floor
- iii) The Entire Third Floor

being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, A.D.S.R. at Sealdah, District – 24 Parganas (South) and all other easement and appurtenances thereto.

Rakhi Das
Shreyojit Das



SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted rest 50% of the total FAR of the sanction plan which will be distributed as follows –

- i) 50 % F.A.R of the Ground Floor (except the Owners' allocation)
- ii) The Entire Second Floor
- iii) The Entire Fourth Floor

being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, A.D.S.R at Sealdah, District – 24 Parganas (South) and all other easement and appurtenances thereto.

SCHEDULE "D" PROPERTY
(COMMON AREA)

ALL THAT stair case, stair case landing, lift, lift room, four side boundary wall of the building, four side common space, entrance and exit of the building, common space and passages of the building, corridors, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.

SCHEDULE "E" PROPERTY

SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF RESIDENTIAL BUILDING AT SCHEDULE "A" MENTIONED HEREBY DESCRIBED HEREIN ABOVE.

0 BUILDING

- 1) The building is R.C.C. frame (M 20 grade).
- 2) The foundation of the building is of R.C.C. isolated square feet (M. 25 grade 1:1½:3).
- 3) Slab thickness is 4" / 5" as per structural drawing.
- 4) 8th, 5th & 3rd brick work walls with 1:6, 1:6 & 1:4 sand cement mortar respectively.

□ PLASTERING

- 1) Outside ¾" thick 1:6 sand cement mortar.
- 2) Inside ½" thick 1:4 sand cement mortar.
- 3) Ceiling and concrete surface ¼" thick 1:4 sand cement mortar.
- 4) Roof treatment with tiles setup by cement.
- 5) Rooms of the flat shall be finished with wall putty.

[Handwritten Signature]

□ **FLOORING**

- 1) All floors and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be finished with slab marble flooring along with 4" inch height marble skirting from the floor.
- 2) In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with marble (slab).
- 3) Service area such as pump room, garage space and other mandatory open space shall be finished by paver block.
- 4) Toilet shall be Marble finished.

□ **DOOR & WINDOWS**

- 1) Front main gate of the building shall be made of iron gate with decoration.
- 2) All doors will have Sal wood frame with 35 mm thick ply with flush door (reputed make).
- 3) All windows will be of standard quality aluminum with box grill frame with 4 mm. Thick plane glass.
- 4) Main door will have Sal wood and be fitted with standard quality mortise of Godrej lock in each flat.
- 5) All other doors will have block board of reputed make and be fitted standard quality mortise lock of Godrej & stopper.

□ **SANITARY & PLUMBING**

1) **Bathroom**

- a) One commode/pan white (light colour).
- b) White basin 22" of standard brands in inside bathroom & outside dining including.
- c) One mixer (shower, tap, hot & cold water system) and one tap in each bath-room.
- d) All Bib-cock and Taps will be of I.S.I. marks (Jaguar).
- e) One Bib-cock near commode/pan.
- f) Standard quality glazed colour titles shall be fixed up to 7' height from floor level.
- g) Provision for exhaust fan.

2) **Kitchen**

- a) R.C.C. cooking platform will be black granite finished and all windowsill marble finished one ½" tap over sink and one ½" tap below sink.
- b) One kitchen sink of standard quality (stainless still).
- c) Concealed pipe lines for only cold and hot water will be provided.

[Handwritten Signature]

- d) Provision for exhaust fan.
- e) Standard quality glazed colour tiles shall be fixed up to 3' height from floor level on the cooking platform.

3) Pipe lines

- a) All rain water pipes, soil and waste water pipes shall be of high density P.V.C. pipe (supreme).
- b) All underground sewer line, gully pit etc. shall be of earthen ware.
- c) Distribution of water line from overhead reservoir shall be of I.S.I. brands G.I pipe.

□ **ELECTRICAL (concealed wiring)**

1) Bed rooms

- a) One three pin plug point (5 amp).
- b) Three light point
- c) One fan point.
- d) One Telephone point in any one bed room.
- e) One power point (15 amp) for A.C. provision in all bed rooms.

2) Living/dining/kitchen

- a) Two light point, one light point near kitchen counter.
- b) One three pin plug point for T.V and other purposes.
- c) One power point (15 amp).
- d) One exhaust fan point.
- e) Two fan point, one cable point.
- f) One A.C point.

3) Toilet

- a) Two light point.
- b) One power point for Geizer.
- c) One exhaust fan point.

4) Verandah

One light point.

5) Finishing :

- a) All interior surface shall have sand-cement finished with plaster of paris only.
- b) All exterior surface wall shall have painted with weather coat of approved shade.
- c) Overhead and underground tank as per sanction plan which should be adequate to full fill all the requisite of Flat owners.

[Handwritten Signature]

d) Verandah of each flat shall be full grill covered.

6) **Common space**

Light point on entrance lobby, landing, roof, garage and other service.

NOTE : Extra cost shall have to be paid against any extra work by each flat owner in respect of their respective flat.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of: -

Rakhi Das

Chmoyojit Das

WITNESSES: -

1) *Chagendra Nath Das.*
1, Mahendua Sarkar Street
Bowbazar, Kolkata - 700012

2) *Ashutosh Sen*
C/O no. 72/2, Ramkrishnanagar
Ashuti - II, Shikmapur,
Kol. 700141.

SIGNATURE OF THE OWNERS

KASAK ABASAN PVT. LTD.

Prithvi Ranjan
Director

KASAK ABASAN PVT. LTD.

Shilpa Palit
Director

SIGNATURE OF THE DEVELOPER

Drafted by me:-

Nilmadhab Ganguly
Reg. no. WB/410/83 Advocate
Sealed Civil Court
Kol. 14

Prithvi Ranjan

SPECIMEN FOR TEN FINGER PRINT



L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little

Name: RAKHI DAS

Signature: Rakhi Das



L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little

Name: SHREYOJIT DAS

Signature: Shreyojit Das



L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little

Name: SANJIB PODDER


Signature: Sanjib Podder

KASAK ABASAN PVT. LTD.

Sanjib Podder
Director

Sanjib Podder

SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name: SHILPI PODDER

KASAK ABASAN PVT. LTD.

Signature: Shilpi Poddar

Shilpi Poddar
Director

PHOTO	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name:

Signature:

PHOTO	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name:

Signature:

Shilpi Poddar

Major Information of the Deed

Deed No :	I-1606-03365/2022	Date of Registration	08/07/2022
Query No / Year	1606-2002058963/2022	Office where deed is registered	
Query Date	07/07/2022 12:24:48 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Sarkar Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 981931484, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,71,89,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 10,028/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Highland Park -- Highland Park) , , Premises No: 1553, , Ward No: 109 Pin Code : 700075



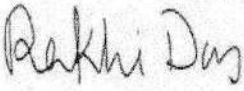


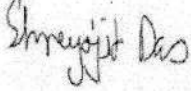
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	2,70,00,003/-	Width of Approach Road: 35 Ft.,
Grand Total :				8.25Dec	1 /-	270,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	1,89,000 /-	

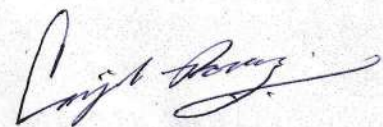
(Handwritten Signature)

Land Lord Details :






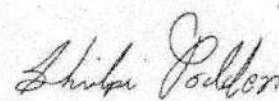
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Rakhi Das (Presentant) Wife of Shri Khagendra Nath Das Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	08/07/2022	LTI 08/07/2022		08/07/2022
1, Mahendra Sarkar Street, City:- Not Specified, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxxx9q, Aadhaar No: 91xxxxxxx6011, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				
2	Name Shri Shreyojit Das Son of Shri Khagendra Nath Das Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	08/07/2022	LTI 08/07/2022		08/07/2022
1, Mahendra Sarkar Street, City:- Not Specified, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ekxxxxxx8r, Aadhaar No: 32xxxxxxx7184, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				

Developer Details :



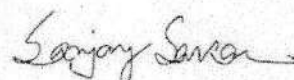
Sl No	Name,Address,Photo,Finger print and Signature
1	KASAK ABASAN PRIVATE LIMITED P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: aaxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sanjib Podder Son of Late Sukhendra Lal Podder Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office	Photo  Jul 8 2022 1:54PM	Finger Print  LTI 08/07/2022	Signature  08/07/2022
P-57, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx6n, Aadhaar No: 25xxxxxxxx1523 Status : Representative, Representative of : KASAK ABASAN PRIVATE LIMITED (as Director)				
2	Name Smt Shilpi Podder Wife of Shri Sanjib Podder Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office	Photo  Jul 8 2022 1:55PM	Finger Print  LTI 08/07/2022	Signature  08/07/2022
P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: byxxxxx4m, Aadhaar No: 57xxxxxxxx0079 Status : Representative, Representative of : KASAK ABASAN PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sanjay Sarkar Son of S Sarkar S C Court, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 08/07/2022	 08/07/2022	 08/07/2022
Identifier Of Smt Rakhi Das, Shri Shreyojit Das, Shri Sanjib Podder, Smt Shilpi Podder			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rakhi Das	KASAK ABASAN PRIVATE LIMITED-4.125 Dec
2	Shri Shreyojit Das	KASAK ABASAN PRIVATE LIMITED-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rakhi Das	KASAK ABASAN PRIVATE LIMITED-350.00000000 Sq Ft
2	Shri Shreyojit Das	KASAK ABASAN PRIVATE LIMITED-350.00000000 Sq Ft

Shri Rakhi Das

Endorsement For Deed Number : I - 160603365 / 2022

On 08-07-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:41 hrs on 08-07-2022, at the Office of the A.D.S.R. SEALDAH by Smt Rakhi Das , one of the Executants.

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 2,71,89,003/-

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

Execution is admitted on 08/07/2022 by 1. Smt Rakhi Das, Wife of Shri Khagendra Nath Das, 1, Mahendra Sarkar Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife, 2. Shri Shreyojit Das, Son of Shri Khagendra Nath Das, 1, Mahendra Sarkar Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business Indetified by Sanjay Sarkar, , , Son of S Sarkar, S C Court, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2022 by Shri Sanjib Podder, Director, KASAK ABASAN PRIVATE LIMITED (Private Limited Company), P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Indetified by Sanjay Sarkar, , , Son of S Sarkar, S C Court, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-07-2022 by Smt Shilpi Podder, Director, KASAK ABASAN PRIVATE LIMITED (Private Limited Company), P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Sanjay Sarkar, , , Son of S Sarkar, S C Court, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2022 4:18PM with Govt. Ref. No: 192022230068176091 on 07-07-2022, Amount Rs: 10,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTRBTA1 on 07-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,061/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21953, Amount: Rs.10/-, Date of Purchase: 30/06/2022, Vendor name: A SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2022 4:18PM with Govt. Ref. No: 192022230068176091 on 07-07-2022, Amount Rs: 40,061/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTRBTA1 on 07-07-2022, Head of Account 0030-02-103-003-02

Amitava Ghosal

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

Sanjay Sarkar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 111024 to 111047
being No 160603365 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.07.13 10:57:59 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/07/13 10:57:59 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)

Amitava Ghosal