01017/2022 I-10128/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AL 814798

Q.NO. 1506-2002327300/2022

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets attached to this document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

03 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 01st day of August. 2022 (Two Thousand Twenty two) of the Christian Era;

Cont..

No. 5540 Value 100/-
Date 30 JUL 2022
Sold to Anirban Sengupta
Address 11A, Roy Para Road, Kol-50
Vendor

Sealdah Civil Court
Sharmistha Chatterjee Mukherjee

Anirban Sengupta

5899 08/07/2022

Anirban Sengupta

5900

Sachin Sarkar

5901

Sumanta Chowdhury

5902

Subrata Chowdhury

5903

Sujit Shaw
S/o Sri Rostick Ch. Shaw
24/2/72, M.P. Lane, Kol-90

Addl. District Sub-Registrar
Cossipore, Dum Dum
01 AUG 2022

(1) SRI SUMANTA CHOWDHURY, (PAN-ACAPC9818Q) (AADHAAR NO. 3870 6566 1515) son of Late Dhirendra Nath Chowdhury, by occupation- Business, residing at 254/A, Kali Charan Ghosh Road, P.S. & P.O. Sinthee, Kolkata–700050,

(2) SRI SUDIPTA CHOWDHURY, (PAN-AEOPC8571Q) (AADHAAR NO. 2973 1195 1788) son of Late Sushanta Chowdhury, by occupation– Business, residing at 254/A, Kali Charan Ghosh Road, P.S. & P.O. Sinthee, Kolkata–700050,

(3) SRI SACHIN DEB SARKAR, (PAN-ALVPS7037B) (AADHAAR NO. 2536 4284 1863) son of Late haripada Sarkar, by occupation – Business, residing at 226A/1C, Kali Charan Ghosh Road, P.S. & P.O. Sinthee, Kolkata–700050, hereinafter jointly called and referred to as the **"LANDOWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

M/s. ACCROLINE a proprietorship company, proprietor **SRI. ANIRBAN SENGUPTA, (PAN. AXDPS5785N) (AADHAAR NO. 6458 3478 4660)** son of Late Dipak Sengupta – Business, Nationality – Indian, residing at 8A, Roy Para Bye Lane, P.S. & P.O. Sinthee, Kolkata – 700 050, hereinafter referred and called to as the **DEVELOPEDR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successor, legal representatives, administrators and assigns) of the **SECOND PART.**

ACCROLINE
Anirban Sengupta
Proprietor

SEAL OF THE JUDICIAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM

Addl. District Sub-Registrar
Cossipore, Dum Dum

01 AUG 2022

WHEREAS :

A. one Abani Nath Das son of late Amrita Nath Das of 20B, Surendra Nath Banerjee Road, Kolkata-700013, was the sole owner of amongst other property along with a land measuring 6 (Six) Cottahs together with cemented floor R. T. Shed structure standing thereon having covered area **500** square. feet. more or less (multi storied building to be constructed) lying and situated at premises No. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, within ward No-2,, under the Kolkata Municipal Corporation.

B. the aforesaid Premises No-. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, within ward No-2,, under the Kolkata Municipal Corporation dully been recorded in the name of said Abani Nath Das in the record of the Kolkata Municipal Corporation (formerly known as Calcutta Corporation) as the lawful owner thereof vide Assessee No-110021102453 and he paid the relevant taxes from time to time directly in his name to the authority concerned since then.

C. While his enjoyment, said Abani Nath Das executed his last WILL on 20/06/1967 and registered on 05/07/1967 in the office of the Registrar of Assurances, Calcutta and recorded as Deed No-215 in Book No-III, Volume No-6 at pages 22 to 25 for the year 1967, wherein he bequeathed his amongst other property together with said Premises No-. **256, Kali Charan Ghosh road, P.S. & P.O. Sinthee, Kolkata–700050**, in favour of his wife Mahamaya Das. In the said WILL he also stated inter alia therein after his death and after his death of his wife Mahamaya Das, his only son Amar Nath Das would be sole owner of the amongst other property together with said Premises No-. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050.

ACCROLINE

Proprietor

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, COSSIPORE, DUM DUM

Addl. District Sub-Registrar
Cossipore, Dum Dum

01 AUG 2025

D. Said Abani Nath Das during his life time and at the time of his death was a Hindu and governed by the Hindu Succession /act, 1956, diedon 21/11/1969 leaving his aforesaid registered WILL being No-215 for the year 1967.

E. In terms of the said WILL said Mahamaya Das became the owner of the said Premises No-. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, along with other property and obtained provate of the said WILL of the deceased Abani Nath Das on 28/08/1974 from the hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction, Original side vide case No-101 of 1974.

F. While in possession the said property **Mahamaya Das died on 19/01/1992,** and accordingly in terms of the said WILL of deceased Abani Nath Das his son **Amar Nath Das** became the sole owner of amongst other property including said Premises No-. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, with a right and liberty to deal with the same in any manner whatsoever.

G. Amar Nath Das being the sole owner of the said Premises No-. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, while seized and possessed of the said property sold, transferred and conveyed the said property for valuable consideration to **(1) Sri Sumanta Chowdhury,** son of Late Dhirendra Nath Chowdhury, **(2) Sri Sudipta Chowdhury,** son of Late Sushanta Chowdhury, **(3) Sri Sachin Deb Sarkar,** son of Late Haripada Sarkar, the presen Landowners, by way of registered Deed of sale dated 05/12/2012, and said Deed was registed in the office of the Additional District Sub Registrar Cossipore DumDum and recorded therein Book No-1, CD. Volume No-28,pages from 7761 to 7778, being No-12077 for the year 2012.

ACCROLINE

Proprietor

Addl. District Sub-Registrar
Cossipore, Dum Dum

01 AUG 2022

H. By virtue of this Deed of Sale **Sumanta Chowdhury, Sudipta Chowdhury, Sachin Deb Sarkar** became the absolute owner of the said property and seized and possessed the same said property more fully particularly described in the schedule hereunder written mutated their name in the record of the Kolkata Municipal Corporation..

I. The Landowners herein are seized and possessed of and otherwise well and sufficiently entitle to the property being Premises No-. **256, Kali Charan Ghosh road**, P.S. & P.O. Sinthee, Kolkata–700050 & mutated their name in the assessment book of KMC as absolute owner with **Assessee No.– 110021102453.**

J. The said Landowners expressed their intention to get a multistoried building constructed on their property through Developer by demolishing their portion of the above mentioned existing structure thereon.

AND WHEREAS the Developer has approached the Landowners and have agreed to develop the land by constructing Multi-storied building on the said property and for that place there representations and assurances to that effect and express their sufficient ability, capacity, knowledge, experience and reputation.

AND WHEREAS relying upon the representations and assurances of the above mentioned party, herein the Landowners are agreed to enter upon this Development Agreement with the Party at the Second Part.

AND WHEREAS the Landowners shall sign and execute all necessary papers relating to site plan and building plan and all other papers which shall be prepared by the developer at its own costs and expenses and shall get all those approved/sanctioned by the Kolkata Municipal Corporation or any other authority having power to do so at its own costs and expenses for the purpose of

ACCROLINE

Proprietor

Preparation of plans, the Developer shall have all the rights and liberties to engage architects. The Landowners shall also execute Development Power of Attorney in favour of the Developer and / or representatives of the Developer for doing all the jobs and works for getting the plans approved and also for obtaining permission of multi/storied buildings.

AND WHEREAS the Developer shall constructed the multi-storied building according to the buildings plan to be sanctioned by the Kolkata Municipal Corporation or any other authority having power to do so with or without amendment and / or modification of the said plan and shall make arrangement for the entire costs and expenses of the building and the Landowners shall have no responsibility towards the cost of the constructions or any part and /or portion thereof and also shall not be responsible for any latches or lapses in the mater of Statutory Rules or Regulations with regard to sanction of site plan and building plan and / or construction of buildings.

FOR THE PURPOSE OF THE AGREEMENT THE FOLLOWING WORDS SHALL MEAN AND INCLUDE THE FOLLOWING MEANINGS :-

1. **LANDOWNERS :** Shall mean **(1) Sri Sumanta Chowdhury,** son of Late Dhirendra Nath Chowdhury, **(2) Sri Sudipta Chowdhury,** son of Late Sushanta Chowdhury, **(3) Sri Sachin Deb Sarkar,** son of Late Haripada Sarkar,

2. **DEVELOPER:** shall mean **M/s. ACCROLINE** a proprietorship company , proprietor **SRI ANIRBAN SENGUPTA,** son of Late Dipak Sengupta – by faith Hindu by Occupation – Business, by Nationality – Indian, residing at 8A, Roy Para Bye Lane, P.S. – Sinthee, Kolkata – 700 050.

ACCROLINE

Proprietor

3. THE SAID PROPERTY : shall mean and include the piece and parcel of Bastu land measuring an area 6 (Six) Cottahs be the same little more or less together with cemented floor R. T. Shed structure standing thereon having covered area 3000 square. feet. more or less (multi storied building to be constructed) lying and situated at premises No. **256, Kali Charan Ghosh road,** P.S. & P.O. Sinthee, Kolkata–700050, within ward No-2,, under the Kolkata Municipal Corporation more fully and particularly described in the Schedule **"FIRST SCHEDULE"** written herein below.

4. THE BUILDING shall mean and include the proposed multi storied building / buildings to be constructed on the said property according to the plan to be sanctioned by the Kolkata Municipal Corporation or any other authority having power to do so with or without modification and / or amendment of the said sanctioned building plan vide plan no.2016010057 dated 25-10-2016.

5. COMMON AMENITIES shall mean and include as described in the "Fourth Schedule" written herein below.

6. SUPER BUILDING UP AREA shall mean and include the space in the new building available for independent use and occupation after making due provisions for common facilities and provisions and the space required.

7. PROJECT PERIODE: Shall mean day of peaceful vacant possession of the property given by the owners to the developer for start construction work to completion of the project.

7. LANDOWNER ALLOCATION: That the land Owners herein shall be entitled to get as follows:

Sri. Sudipta Chowdhury will get entire 4th floor flat together with undivided proportionate share of land underneath at the proposed multistoried building as per sanctioned building plan and all other common areas and amenities of premises No.- 256, Kali Charan Ghosh Road, Kolkata – 700050 &

ACCROLINE

Proprietor

Sri Sumanta Chowdhury & Sri. Sachine Deb Sarkar will get a sum of Rs. **80,00,000/-** (Rupees Eighty Lakhs) only from the developer in the following manner:-

i. At the time of execution of this agreement a sum of Rs. 10,00,000/- (Five lakh) only.

ii. At the time of commencement of constriction work a sum of Rs.25,00,000/- (Rupees Twenty lakhs) only.

iii. Balance sum of Rs. 45,00,000/- (Rupees Thirty Five lakhs)only. After Froth floor roof casting.

8. DEVELOPEDR'S ALLOCATION: shall mean and include total constructed area consist of several flats / dwelling units, except the aforesaid area allocated for the Landowners including tenants area. The service area will treat as twenty five percent on the covered area for Developer's area. Any extension (horizontal & vertical) will be treated as developer allocation.

9. THE TENANT : That the said premises is fully occupied by tenants and they use the said premises both commercial and residential purpose. The developer shall negotiate with the said tenants and also the said negotiation, all types of monetary consideration or any constructed area of the said building which will be deducted from the developer's allocation only. The land owners shall not interfere in the said negotiation with the tenants or shall not pay any consideration or provide any constructed area to the said tenants from their allocation.

10. THE ARCHITECT : shall mean a competent persons (legally & professionally) or persons who may be appointed by the Developer from time to time for designing planning supervising and for doing all other works connection the building to be constructed by the Developer.

ACCROLINE

Proprietor

11. BUILDING PLAN shall mean such plan and / or modified plans to be prepared by the architect for the construction and erection of the new proposed two storied building mentioned above and shall be sanctioned and / or approved by the Kolkata Municipal Corporation and / or any other authority having competence to do the same.

12. TRANSFER with its grammatical variation shall mean and include transfer of possession by any means adopted for effecting what is understood as a transfer of space in multi storied building to the proposed purchasers although the same may not amount to a transfer in law.

13. TRANSFEREE shall mean person, firm limited, company association of persons to whom any space in the new building shall be transferred.

14. AREA CERTIFICATE shall mean the certificate that shall be issued by the competent (legally & professionally) in respect of any measurement of a flat / space etc. of the new building which shall be binding on all parties.

NOW THIS INDENTURE WITNESSETH AS FOLLOWING :-

1. This agreement shall deem to have commenced on and from this..... day June of 2022 (Two Thousand Twenty Two)

2. The Landowners hereby declare and covenants with the Developer at their own and free will that :-

(a) The Landowners are seized and possessed of and / or otherwise well and sufficiently entitled to the landed property measuring an area 6 (Six) Cottahs more or less along with R.T. Shed structure there on occupied by the tenant (multi storied building to be construct) lying and situated Premises No-. **256, Kali Charan Ghosh road, P.S. & P.O. Sinthee, Kolkata–700050,** within ward No-2, Borough No-1, under the Kolkata Municipal Corporation More fully and particularly described in the "First Schedule" written herein below. None other than the Landowners herein has any right, title, and interest or claim

ACCROLINE

Proprietor

and / or demand over and in respect of the property and / or any portion thereof. Beyond the owners allocated area as per sanction plan & development agreement if owners want to get extra area that will be charged as per present market/saleable rate of the developer.

The said property is free from all encumbrances, lispendense, Charges, lien, attachment, mortgages, trusts acquisition, requisitions, whatsoever or however.

There is no excess land at the said property within the scope of the Urban Land (Ceiling and Regulations) Act. 1976 and the said property is not affected by any scheme of CIT/KMDA or other authorities.

3. The Landowners hereby grants to what has been hereunder provided the exclusive right to the Developer to develop, built up on and to commercially exploit the said property, within the ambit of the instant agreement and in accordance with the plan to be sanctioned / approved by the K.M.C. with any deviation and / or alternation and / or addition and / or modification thereto made or cause to be done/made by the Developer.

4. All applications and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses to be borne by the Developer shall pay and bear all fees/costs including architect fees, charges and expenses required to be paid or deposited for exploitation of the said property **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds of any or all payment and / or deposits made by the developer from any authorities or persons before submitting plan for sanction. The land owners will hand over all required original property documents to the developer at the time of execution of this development agreement.

ACCROLINE

Proprietor

5. The Landowners shall execute and register in favour of the Developer a registered General power of Attorney for the purpose of obtaining sanction and / or approval of the plans and all other necessary permissions and /or sanctions from different authorities and for construction of the multistoried building and also for pursuing and following up the matter with the K.M.C. and other authorities and also empowering the Developer to book, receive consideration money, charges and to sign and execute Agreements for sale, in respect of the flats, units, car parking spaces of Developers Allocation.

6. The Developer shall at his own costs and expenses construct, erect and complete the new multi-storied building within 24 months from the date of sanction building plan with good and standard materials as may be specified by the architect from time to time more particularly described in **"Third Schedule". Sanction Plan** will be obtained from the K.M.C approx one year from the date hereof.

7. The Developer shall install/erect as the case may be in the said new buildings at its own costs and expenses and as per the specifications and drawing provided by the Architect e.g. pump, overhead water reservoir and shall also arrange permanent electric connections for each and every flats from the C.E.S.E.C and until permanent electric shall be provided to each and every flat owner and the owners of flats and the owners of flats and the land owner shall make Security Deposits for his/her individual meter and the proportionate share towards the cost of transformer and accessories.

8. It is made clear that simultaneously with the execution of the Agreement, the land owner shall hand over the vacant and peaceful possession of the land to the Developer with liberty to demolish the existing structures thereon and to enjoy the debris, woods iron rods etc.

ACCROLINE

Proprietor

9. Nether party shall do or cause or permit to be done any act or thing which may render void and avoidable to the Insurance of the said building and shall keep harmless and indemnified from and against the consequences of any breach.

10. Nether party shall keep or display or otherwise in the corridor or other places of common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridor and other places of common use in the new building and in case any such hindrance is caused, the other party shall be entitled to remove the same at the risk and cost of the offending party.

THE LANDOWNERS HEREBY AGREES AND COVENANT WITH THE DEVELOPER :-

(a) Not to cause any disturbances or put any hindrance in the construction of the new Multi-storied buildings on the property by the Developer, if the Developer follows this agreement.

(b) Not to do any act or deed or this whereby the Developer may be prevented from selling, assigning, and / or disposing of any of the flats, and / or units of the new building under his allocation.

(c) Not to let out grant lease, mortgage, and / or charge the said property or any portion thereof without the consent in writing of the Developer till completion of the building.

(d) It is be the sole responsibility of the Landowners to pay the arrear municipal taxes of the said property up to signing this agreement said the DEVELOPER will pay the municipal taxes of the property after signing this agreement.

(e) To indemnify be Developer for the representations made herein above formed to be false or not correct.

ACCROLINE

Proprietor

(f) Not to agitate against fixation Board and publish notice in Newspapers for sale of the flats, units and car parking spaces exception the areas allocated for the owner.

THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LANDOWNERS :-

1. Not to violate or contravene any of the provisions or rules and regulations under Kolkata Municipal Law applications under Kolkata Municipal Law applicable for the construction of the new buildings.

2. That if the Developer is prevented by law of natural calamities or by other unforeseen, circumstances beyond human control, and thereby fail to complete construction of the new buildings within the time stipulated hereinbefore, then after expiry of the said period and till the date of completion of the construction of the building, the time hereinabove granted shall be extended by mutual consent of both the parties.

4. **PROVIDED HOWEVER** the Developer receipt of No objection from the Landowners shall be entitled to borrow money from any Bank or person financial institution and take advance without creating any financial liability on the on the owners in any manner for the development of this project.

5. The Developer shall be entitled to rather, is at liberty to frame scheme for the management and administration for the maintenance of the new buildings.

6. The parties here to shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majure shall be suspended from the obligation during the Force Majure.

ACCROLINE

Proprietor

7. **ARBITRATION:** if any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the tribunal shall pass the award within six months from the date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

FIRST SCHEDULE ABOVE REFERRED TO

(TOTAL PROPERTY)

ALL THAT piece or parcel of Bastu land measuring 6 (Six) Cottahs be the same little more or less together with cemented floor R. T. Shed structure standing thereon having covered area **500** square. feet. more or less (multi storied building to be constructed) lying and situated at premises No. **256, Kali Charan Ghosh road**, P.S. & P.O. Sinthee, Kolkata–700050, within ward No-2, Borough No-1, Assessee No-110021102453, under the Kolkata Municipal Corporation lying and situated at North 24-Parganas, under jurisdiction of Additional District Sub-Registry Office at Cossipore DumDum, which is butted and bounded in the manner following :

ON THE NORTH	:	**20 ft wide Ram Krishna Ghosh Road;**
ON THE SOUTH	:	**Passage and thereafter Premises No-254/A, Kali Charan Ghosh Road**
ON THE EAST	:	**Premises No-20, Ram Krishna ghosh road;**
ON THE WEST	:	**20 ft wide Kali Charan Ghosh Road;**

ACCROLINE

Proprietor

THE SECOND SCHEDULE ABOVE REFERRED TO

PARTS-1 (LANDOWNERS' ALLOCATION)

That the land Owners herein shall be entitled to get, **Sri. Sudipta Chowdhury** will get entire 4th floor flat together with undivided proportionate share of land underneath at the proposed multistoried building as per sanctioned building plan and all other common areas and amenities of premises No.- 256, Kali Charan Ghosh Road, Kolkata – 700050 and **Sri Sumanta Chowdhury & Sri. Sachine Deb Sarkar** will get a sum of Rs. **80,00,000/-** (Rupees Eighty Lakhs) only from the developer in the following manner:-

i) At the time of execution of this agreement a sum of Rs. 10,00,000/- (Five lakh) only.

ii) At the time of commencement of constriction work a sum of Rs.25,00,000/- (Rupees Twenty lakhs) only.

iii) Balance sum of Rs. 45,00,000/- (Rupees Thirty Five lakhs)only after Froth floor roof casting.

The Landowners shall liable to execute and registrar fresh partition /gift deed among themselves after handing over possession of their allocated flats from the Developer and Landowners allocation will take effect after execution of said Partition/Gift deed.

PART – II

(DEVELOPER'S ALLOCATION)

ALL THAT remaining portion of the saleable constructed area and the proportionate common area of the new building after allotted the owner's allocation of the total covered are together with all right, title and interest and right of easement thereto of the newly constructed building upon the First Schedule property described hereinabove.

ACCROLINE
Proprietor

THIRD SCHEDULE ABOVE REFERRED TO

(Specifications of Construction)

1. **FOUNDATION & STRUCTURES**

(a) Deep RCC foundation

(b) RCC framed structure on concrete piles

2. **WALLS**

(a) Wall putty will be provided.

(b) Attractive external finish with best quality Weather coat paint.

3. **WINDOWS**

All channel and Aluminum windows with large glass panes prefer Box window i.e. 2 side will be bricks/plaster/Wall putty & window floor is marble.

4. **DOORS**

(a) Door frames of Sale wood

(b) Main door Solid Flash door with Laminate cover.

© solid core commercial hot pressed phenol bonded

5. **FLOORING**

Marble Flooring along with skirting

6. **KITCHEN**

a) Colored/designed ceramic tiles up to height of 3 feet or maximum the upper portion of the window.

b) Kudappha stone kitchen counter top

c) Provision for exhaust fan, plumbing point, SS sink.

ACCROLINE

Proprietor

7, **BATHROOMS**

a) Colored / designed ceramic tiles up to height of 6 ft.

b) Concealed plumbing system using standard make pipes and fittings.

c) White sanitary ware of ISI Mark with C.P. fittings Bathroom Door P.V.C. toilet-Indian and European type. Basin at Dinning Space along with plumbing materials.

d) Provision for exhaust fan.

e) Provision for exhaust fan.

8, **ELECTRICAL CONCEALED**

a) PVC conduit pipes with copper wring by standard ISI Co.

b) 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen, dining space.

c) Electrical points to be provided for Landowners allocation flat 70 nos. Except AC points.

9, **SPECIAL FEATURES**

a) Boundary walls with decorative grill MS gate and light point.

b) Underground reservoir and overhead tank.

c) Septic Tank.

10, **EXTRA WORKS**

Any extra work if provided on the request of the owner, the first part herein or his nominee will pay such cost to the Developer and all such extra work will be done by the Developer Engineer or workmen exclusively.

ACCROLINE

Proprietor

FOURTH SCHEDULE ABOVE REFERRED TO

(Common area and Facilities)

1. Foundation columns, beams, supports, main walls, corridors, lobbies, stair-cases, entrance to and exit from the building constructed on the First Schedule land.
2. Staircase lobby and landings with stair cover on the roof and proportionate share of the roof of the new building.
3. Water pump with motor and with water distribution pipes save those inside all Unites to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and overhead water tanks on the roof of the stair case with distribution pipes there from connection to different units and from the underground water reservoir to the overhead tanks.
5. Electrical Wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Water and sewerage evacuation pipes from the flats/units to drains and sewers common to the building.
7. Drain and sewerage Pipes from the Building Complex to the municipal duct, Septic Tank.
8. Boundary walls and main gate to the premises and building.

ACCROLINE

Proprietor

FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. All expenses for the maintenance, administration, administration repairs replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Purchasers, the Vendor and Developer and all apartment owners of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owners with the Vendor and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electrical etc. for the common areas and facilities lift maintenance etc.

2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Fifth Schedule herein above and all sums assessed against the apartment owners.

3. Costs of establishment and operations of the Association relating to the common purposes.

4. Litigation expenses incurred for the common purposes;

5. Office Administrative over head expenses incurred for maintaining the office for common purposes.

6. The Purchasers at their own costs and expenses will make emergency repair if it relates to their said unit and bear proportionate costs and expenses if it relates to the common areas and facilities to prevent any damage of the building.

ACCROLINE

Proprietor

IN WITNESS WHERE OF the parties hereto set and subscribed their respective hands seal and signature of this development agreement the day, month and the year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES :

1). Sneha Singh
31, Nilgunj road, Agarpara
Kol- 109

2). Sujit Shaw
24/2/72, M.P. Lane
Kol-90

Samanta Chowdhury
Sulekha Chowdhury
Sachin Kumar Saha

SIGNATURE OF THE LANDOWNERS

ACCROLINE
Anirban Sengupta
Proprietor

SIGNATURE OF THE DEVELOPER

RECEIVED on and from the within mentioned Developer the within mentioned sum of **Rs 10,00,000/ (Rupees Ten lakhs) only** as installment of the Lanwoers allocation

MEMO OF CONSIDERATION

SL.NO.	DATE	MODE OF PAYMENT	AMOUNT(RS/-)
01.	01-08-2022	BY CHEQUE" 114412 " SBI©,SOUTH SINTHEE	5,00,000.00
02.	01-08-2022	BY CHEQUE" 114413 " SBI©,SOUTH SINTHEE	5,00,000.00
			10,00,000.00

(Rupees Ten lakhs only.....)

Witness:

01. Sneknar Singh

02. Sujit Shaw

01. Sumanta Chowdhury

02. Sneha Tiwari Sawhar

03. Sulipta Chowdhury.

SIGNATURE OF THE LANDOWNERS

Drafted by
Kalyan Ghosh.
Advocate
Sealdah Civil Court.
WB/663/557/95.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sunanda Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sudipta Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Soca Ali Sawar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Anubam Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

GRN Details

GRN:	192022230087512901	**Payment Mode:**	Online Payment
GRN Date:	01/08/2022 11:18:12	**Bank/Gateway:**	State Bank of India
BRN :	IK0BVASIG2	**BRN Date:**	01/08/2022 11:20:44
Payment Status:	Successful	**Payment Ref. No:**	2002327300/5/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Anirban sengupta
Address:	roy para road
Mobile:	9230567390
Depositor Status:	Buyer/Claimants
Query No:	2002327300
Applicant's Name:	Shri Anirban Sengupta
Identification No:	2002327300/5/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002327300/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002327300/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	**49942**

IN WORDS: **FORTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.**

Government of West Bengal

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

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002327300/2022

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	Shri Sumanta Chowdhury 254/A, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			1.8.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Sudipta Chowdhury 254/A, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			1/8/22.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Sachindeb Sarkar 226A/1C, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			01/08/22

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Anirban Sengupta 8A, Roy Para Bye Lane, City:- , P.O:- Sinthee, P.S:-Sinthi, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Representative of Developer [ACCROLINE]			Anirban Sengupta 01/08/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Sujit Shaw Son of Kartick Chandra Shaw 24/2/72, Mondal Para Lane, City:- , P.O:- Noapara, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700090	Shri Sumanta Chowdhury, Sudipta Chowdhury, Shri Sachindeb Sarkar, Shri Ar Sengupta			Sujit Shaw 01/08/2022

(Kaustava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum

Major Information of the Deed

Deed No :	I-1506-10128/2022	Date of Registration	03/08/2022
Query No / Year	1506-2002327300/2022	Office where deed is registered	
Query Date	31/07/2022 1:12:11 PM	A.D.S.R. COSSIPORE DUMDUM, District: 24-Parganas	
Applicant Name, Address & Other Details	Anirban Sengupta 11/A, Roy Para Road,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, 700050, Mobile No. : 9230567390, Status :Seller/Executant		
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. 2,20,59,761/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 10,021/- (Article:E, 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:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, , Premises No: 256, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha	1/-	2,19,24,761/-	Width of Approach Road: 20
	Grand Total :				9.9Dec	1 /-	219,24,761 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	500 sq ft	1 /-	1,35,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Sumanta Chowdhury** Son of Late Dhirendra Nath Chowdhury 254/A, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Citizen of: India, PAN No.:: acxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Individual, Execute Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence
2	**Shri Sudipta Chowdhury** Son of Late Sushanta Chowdhury 254/A, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Busines of: India, PAN No.:: aexxxxxx1q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence
3	**Shri Sachindeb Sarkar** Son of Late Haripada Sarkar 226A/1C, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, Dis 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citi India, PAN No.:: alxxxxxx7b, Aadhaar No: 25xxxxxxxx1863, Status :Individual, Executed by: Self, Date Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ACCROLINE** 8a, ROY PARA BYE LANE, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Benga PIN:- 700050 , PAN No.:: AXxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Execu Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Anirban Sengupta (Presentant)** Son of Late Dipak Sengupta 8A, Roy Para Bye Lane, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-N Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, , PAN No.:: axxxxxxx5n, Aadhaar No: 64xxxxxxxx4660 Status : Representative Representative of : ACCROLINE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sujit Shaw Son of Kartick Chandra Shaw 24/2/72, Mondal Para Lane, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			

Identifier Of Shri Sumanta Chowdhury, Shri Sudipta Chowdhury, Shri Sachindeb Sarkar, Shri Anirban Sengupta

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sumanta Chowdhury	ACCROLINE-3.3 Dec
2	Shri Sudipta Chowdhury	ACCROLINE-3.3 Dec
3	Shri Sachindeb Sarkar	ACCROLINE-3.3 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sumanta Chowdhury	ACCROLINE-166.66666700 Sq Ft
2	Shri Sudipta Chowdhury	ACCROLINE-166.66666700 Sq Ft
3	Shri Sachindeb Sarkar	ACCROLINE-166.66666700 Sq Ft

On 01-08-2022

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

Presented for registration at 13:45 hrs on 01-08-2022, at the Private residence by Shri Anirban Sengupta ,

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 2,20,59,761/-

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

Execution is admitted on 01/08/2022 by 1. Shri Sumanta Chowdhury, Son of Late Dhirendra Nath Chowdhury, Kali Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, caste Hindu, by Profession Business, 2. Shri Sudipta Chowdhury, Son of Late Sushanta Chowdhury, 254/A, Kali Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, Hindu, by Profession Business, 3. Shri Sachindeb Sarkar, Son of Late Haripada Sarkar, 226A/1C, Kali Charan Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Shri Sujit Shaw, , , Son of Kartick Chandra Shaw, 24/2/72, Mondal Para Lane, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

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

Execution is admitted on 01-08-2022 by Shri Anirban Sengupta, Proprietor, ACCROLINE (Sole Proprietoship), ROY PARA BYE LANE, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Shri Sujit Shaw, , , Son of Kartick Chandra Shaw, 24/2/72, Mondal Para Lane, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REG
OFFICE OF THE A.D.S.R. COSS
DUMDUM
North 24-Parganas, West Ben

On 02-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21
Registration Fees paid by by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Go
Online on 01/08/2022 11:20AM with Govt. Ref. No: 192022230087512901 on 01-08-2022, Amount Rs: 10,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVASIG2 on 01-08-2022, Head of Account 0030-03-
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online 39,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Go Online on 01/08/2022 11:20AM with Govt. Ref. No: 192022230087512901 on 01-08-2022, Amount Rs: 39,9 Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVASIG2 on 01-08-2022, Head of Account 0030-02-1 02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REG
OFFICE OF THE A.D.S.R. COSSIP
DUMDUM
North 24-Parganas, West Be

On 03-08-2022

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5540, Amount: Rs.100/-, Date of Purchase: 30/07/2022, Vendor name: Mukherjee

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGI
OFFICE OF THE A.D.S.R. COSSI
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 381079 to 381110

being No 150610128 for the year 2022.

Digitally signed by KAUSTAVA DEY
Date: 2022.08.05 18:25:21 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/08/05 06:25:21 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)