

1651/2020

T-1590/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 472843

19/2  
 1-35 pm  
 8-300822

5 ch 41 rsh  
 + 2081-100 rsh  
 1888-100 rsh  
 cement 81

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

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

19 FEB 2020

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 19<sup>th</sup> day of February  
 Two Thousand Twenty (2020)

BETWEEN

13 FEB 2020

1902 / my

NO. ....  
Date .....  
Sold to .....  
Address .....  
Vendor .....

C.N. Sun. Adv.  
S.C. Camp - K-14

Sealdah Civil Court  
KALOKE MUKHERJEE

*[Handwritten signature]*



Susmit Senkar  
S/O - Santiranjana Senkar  
Will-RO - Hakempur  
P.S. Swarnnagar  
Dist - 24 PGS (N)  
PIN - 743273

ADD. District Sub-Registrar  
Sealdah (Dist - 24 PGS (N))

19 FEB 2020

**SRI DEBABRATA DAS alias DEBABRATA KUMAR DAS (PAN – CATPD1092C), son of Late Santosh Kumar Das, by faith – Hindu, by Nationality – Indian, by Occupation – Game Teacher, (residing at 42, Mahajati Road, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas hereinafter called the "**OWNER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.**

**A N D**

**M/S. R. G. DEVELOPERS AND CONTRACTOR** (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) **SRI JOYDEB ADDYA** (having Pan **BHPPA4040K**), son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI DEBANIK SARKAR** ( having Pan **BQLPS1004C**), son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (3) **SRI TARUN BAIDYA** (having Pan **ADRPB4096P**), son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the **OTHER PART**. Be it noted that as per Deed in Book No. IV, Being No. 150600073 for the year 2020, registered at A.D.S.R. Cossipore Dum Dum, the said Partnership Firm will be represented by its two partners **SRI DEBANIK SARKAR** and **SRI TARUN BAIDYA** jointly.

**WHEREAS** one Santosh Kumar Das, son of Late Satish Chandra Das purchased ALL THAT piece and parcel of land measuring more or less 9 Cottahs equivalent to 15 Decimals lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, under Khatian No. 847 comprised in Dag No. 185, vide a registered Sale Deed in Book No. I, Volume No. 15, Pages 259 to 261, Being No. 848 for the year 1954, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Nirod Ranjan Dey.



Additional District Sub Registrar  
Cooch Behar North 24 Parganas

19 FEB 2020

**AND WHEREAS** said Santosh Kumar Das further purchased a plot of land measuring more or less 1 Cottah 8 Chittacks lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Sabek Khatian No. 852 Hal Khatian No. 1664 comprised in C.S. Dag No. 187, R.S. Dag No. 187/902 & 187/903, vide a registered Sale Deed in Book No. I, Volume No. 17, Pages 77 to 81, Being No. 591 for the year 1964, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Kalipada Guha.

**AND WHEREAS** the said Santosh Kumar Das recorded his name in the Settlement record being R.S. Khatian No. 2258, R.S. Dag No. 185/884, land measuring 0.3 Decimals and R.S. Dag No. 185/883 land measuring 13 Decimals.

**AND WHEREAS** the said Santosh Kumar Das mutated his name in the records of local Panchayet and he constructed a partly two storied building and partly tile shed structure on the said plot of land.

**AND WHEREAS** by a Deed of Family Settlement executed on 13.10.1993, by said Sri Santosh Kumar Das, son of Late Satish Chandra Das registered with the Additional District Sub-Registration Office at Cossipore Dum Dum vide Book No. I, Volume No. 135, Pages 41 to 48, Being No. 5856 for the year 1993, as per the said Deed of Family Settlement after the death of Santosh Kumar Das his son Sri Debabrata Kumar Das become the absolute Owner of a plot of land measuring more or less 15 Chittacks 26 Sq.ft. together with one Room on the Ground Floor and First Floor of the building lying and situated at being Premises No. 42, Mahajati Road, District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883.

**AND WHEREAS** the said Santosh Kumar Das died on 24.03.1994 and after death of said Santosh Kumar Das the said Sri Debabrata Kumar Das became the absolute Owner of the plot of land measuring more or less 15 Chittacks 26 Sq.ft. together with one Room on the Ground Floor and First Floor of the building lying and situated at being Premises No. 42, Mahajati Road, District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883



অতিরিক্ত জেলা সবি-কোসবারি  
উত্তর ২৪ পরগণা

19 FEB 2020

and said Sri Debabrata Kumar Das mutated his name in the assessment records of the Dum Dum Municipality being Holding No. 76, Mahajati Road Bye Lane, Ward No. 7 and paid relevant taxes thereon.

**AND WHEREAS** by a Bengali Deed of Conveyance dated 22.04.1994, Sri Debabrata Kumar Das, son of Late Santosh Kumar Das sold and transferred ALL THAT piece and parcel of land measuring more or less 6 Chittacks 30 Sq.ft. more or less with one tile shed structure thereon lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883 out of land measuring more or less 15 Chittacks 26 Sq.ft. being Holding No. 76, Mahajati Road Bye Lane, Ward No. 7 under Dum Dum Municipality to Sri Prasanta Kumar Das, son of Late Sudhir Kumar Das, vide a registered Sale Deed in Book No. I, Volume No. 216, Pages 199 to 208, Being No. 1102 for the year 1994 with A.D.S.R.O. cossipore Dum Dum.

**AND WHEREAS** by virtue of another Bengali Deed of Conveyance dated 21.11.2002, Sri Debabrata Kumar Das, son of Late Santosh Kumar Das sold and transferred ALL THAT piece and parcel of a Shop Room being No. 1 on the **Ground Floor** measuring covered area 61 Sq.ft. along with the undivided proportionate share of land lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality to Sri Prabir Pathak, son of Late Girija Bhusan Pathak, vide a registered Sale Deed recorded in Book No. I, Volume No. 101, Pages 253 to 258, Being No. 4005 for the year 2003 with A.D.S.R.O. cossipore Dum Dum.

**AND WHEREAS** by virtue of another Bengali Deed of Conveyance dated 21.11.2002, Sri Debabrata Kumar Das, son of Late Santosh Kumar Das sold and transferred ALL THAT piece and parcel of a Shop Room being No. 2 on the **Ground Floor** measuring covered area 73 Sq.ft. more or less including half wall on the other side Shop Room along with the undivided proportionate share of land lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258,



Additional District Sub-Registrar  
Comptroller of Documents North 24 Parganas

19 FEB 2020



C.S. Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality to Sri Jiban Ratan Roy, vide a registered Sale Deed, recorded in Book No. I, Volume No. 101, Pages 247 to 252, Being No. 4003 for the year 2003 registered with A.D.S.R.O. Cossipore Dum Dum.

**AND WHEREAS** after selling the properties as per the aforesaid three sale deeds, the said Sri Debabrata Kumar Das the Owner herein became the absolute Owners of remaining portion of land measuring more or less 5 Chittacks 41 Sq.ft. lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883 out of land measuring more or less 15 Chittacks 26 Sq.ft. being Holding No. 76 Mahajati Road Bye Lane, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum, particularly mentioned and described in the Schedule – A hereunder written and now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Owner will think fit and proper.

**AND WHEREAS** the Owner hereby declare that the said plot of land is free from all encumbrances and the Owner have marketable thereto.

**AND WHEREAS** the Owner herein approached to the Developer herein to construct a multi storied building on the aforesaid Property morefully described in the Schedule – 'A' written hereunder situated at being Municipal Holding No. 76 Mahajati Road Bye Lane, Kolkata – 700 028, under Ward No. 7, in the District of North 24-Parganas and the Developers herein are agreed with the Owner for construct a multi storied building at the terms and conditions appearing hereunder.

**THIS AGREEMENT** is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The Owner do hereby authorised and empower the Developer to construct a multi storied building on the said plot of land morefully described in the Schedule – A written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the



✓  
Add. District Sub-Registrar  
Cochbhoure Dist-Dum Dum 24 Parganas

19 FEB 2020

the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owner or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owner will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.

3. That in lieu of the Owner' land the Developer will allot to the Owner as hereunder-

- i) One Flat on the First Floor, Front side, measuring more or less 600 Sq.ft. covered area including proportionate share of lift and staircase of the proposed building
- ii) One Shop Rooms on the Ground Floor, measuring more or less 50 Sq.ft. covered area
- iii) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.
- iv) The Developer shall arrange alternative accommodation one shifting two bed rooms Flat or will pay rent Rs.6,500/- per month for temporary accommodation for the Owner from the date of the hand over the Owner's existing building to the Developer till hand over the possession of Owner's Allocation to the Owner.
- v) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owner 60 Sq.ft. covered area on the Fifth Floor.
- vi) That the Owner must clear the title of his property and the expenses for the same will be paid by the Owner 50% and the Developer will be paid the 50% expenses.
- vii) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owner's Allocation at the rate of Rs.2,000/- per Sq.ft.
- viii) That at the time of final measurement of the Flat (Owner's Allocation) if the area is less than the Owner's Allocation as stated above in that case the Developer shall pay to the Owner at the rate of Rs.2,000/- per Sq.ft. for the less area than 600 Sq.ft. covered area of the Flat and Shop Room measuring covered area 50 Sq.ft. on the other hand if the area of the Owner will increase in the aforesaid Owner's Allocated area in that case the Owner shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owner's Allocation to the Developer.



Additional District Sub-Registrar  
Cossipore (Dum-Dum 2nd Phase)

19 FEB 2020

4. All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owner. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.
5. The Owner shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages, shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owner's allocation).
6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owner.
7. The Party of the Developer shall pay the Municipal and other Government rents and taxes from the date of getting possession from the Owner, it is made clear that only for land the Owner shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.
8. All other flats of the proposed building to be constructed by the Developer save and except the Owner's allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owner shall have no claim in any manner whatsoever. The Owner shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.
9. The Developer and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and Owner shall not be responsible for the same in any way manner whatsoever. The Developer shall be at liberty to negotiate for sale of building / portion of the proposed building to be constructed upon the said land with any prospective buyer or buyers before



↙  
Addl. District Sub- Registrar  
Gossore Dum-Dum 24 Feb 20

19 FEB 2020

or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Owner, shall at the request of the Developer, execute and register the Deed of Conveyances in respect of the Flat, Flats, shops, Garage and proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the Developer. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Developer which will be solely declared by the Developer.

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owner' allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owner undertake to give the Developer or Developer's agent, a General Power of Attorney.

11. The Owner shall have no right or power to terminate this Agreement provided the Developer would be violate any of the terms and conditions contained in this Agreement.

12. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer, his nominee or nominees and / or prospective buyers (for Developer's Allocation).

13. The Developer shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.

14. The Developer shall install, erect in the said building at it's own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

15. The Developer shall be authorised by the Owner for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.



Additional District Sub Registrar  
Cooch Behar, North 24 Parganas  
19 FEB 2020



16. In case of any dispute between the Owner and the Developer shall approach an Arbitrator to be appointed jointly.
17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owner hereto shall have no liability or responsibility in this context in any manner whatsoever.
18. As and from the date of service of notice of possession of the Owner's allocation, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner's allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, pathways and other facilities whatsoever as may be mutually agreed from time to time.
19. The Owner shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.
20. The Developer herein shall demolish the existing building at it's own cost and the materials of the said demolished building shall be taken by the developer.
21. The Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owner or as a joint Venture between the parties hereto constituted an Association of persons.
22. It is understood that from time to time to facilities the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner do hereby undertake further that he will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owner also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and



ADD. District Sub-Registrar  
Cosmopore Dum-Dum 24 Parganas

19 FEB 2020

things do not in any way infringe on the rights of the Owner and / or go against the spirit of the presents and if any dispute arises in the title of the Owner in that case the Owner at his/her/their own costs and responsibility will correct the same.

23. That the Owner at the time of execution and registration of the Development Agreement hand over the vacant possession of the existing building to the Developer and at the same time the Owner shall hand over all original Deeds and documents of the undernoted 'A' Schedule property to the Developer.

24. The Developer will amalgamate the under 'A' Schedule property with other property or properties.

**- COMMON RESTRICTIONS -**

The Owner's allocation in the proposed building be subject to the same restrictions and use as are applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building which shall including the following :-

25. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

26. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

27. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

28. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

29. The Owner shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.

30. The Developer hereby agrees and covenants with the Owner to complete the construction of the building within **24 (Twenty Four)** months from the date of sanction plan and further time may be allowed for another 6 (six) months.

31. The Developer and the Owner doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural



✓  
Addl. District Sub-Registrar  
Consular Court-Dum-Dum 24 Parganas

19 FEB 2020

calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **24 (Twenty Four)** months within which the construction work is to be completed

32. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owner shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.

33. The name of the building shall be given as "**R.G. APARTMENT**" mutually agreed by both the Parties.

34. The Top roof will be used by all the Flat Owner as common except Shop Owners.

35. If the Developer fails to complete the construction of the building within the stipulated period without any reason in that case the Developer shall compensate the Owner which will be mutually settled by both the Parties.

36. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owner's allocation as stated above in Clause No. 3.

**- SCHEDULE 'A' ABOVE REFERRED TO -**

**ALL THAT** piece and parcel of land measuring an area 5 Chittacks 41 Sq.ft. together with One Room on the First Floor measuring 100 Sq.ft. covered area and Tile Shed structure measuring 100 Sq.ft. more or less lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Holding No. 76 Mahajati Road Bye Lane, Ward No. 7 under Dum Dum Municipality and which is butted and bounded as follows :-

**ON THE NORTH BY** : Municipal Road and Plot No. D

**ON THE SOUTH BY** : 4' ft. wide common passage

**ON THE EAST BY** : 4' ft. wide common passage

**ON THE WEST BY** : 18' ft. Mahajati Road Bye Lane



Additional District Sub Registrar  
North 24 Parganas

19 FEB 2020

**- THE SCHEDULE 'B' ABOVE REFERRED TO -**  
**(OWNER'S ALLOCATION)**

The Owner will be entitled as follows :-

- i) Flat on the First Floor, Front side, measuring more or less 600 Sq.ft. covered area including proportionate share of lift and staircase of the proposed building
- ii) One Shop Rooms on the Ground Floor, measuring more or less 50 Sq.ft. covered area
- iii) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.
- iv) The Developer shall arrange alternative accommodation one shifting two bed rooms Flat or will pay rent Rs.6,500/- per month for temporary accommodation for the Owner from the date of the hand over the Owner's existing building to the Developer till hand over the possession of Owner's Allocation to the Owner.
- v) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owner 60 Sq.ft. covered area on the Fifth Floor.
- vi) That the Owner must clear the title of his property and the expenses for the same will be paid by the Owner 50% and the Developer will be paid the 50% expenses.
- vii) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owner's Allocation at the rate of Rs.2,000/- per Sq.ft.
- viii) That at the time of final measurement of the Flat (Owner's Allocation) if the area is less than the Owner's Allocation as stated above in that case the Developer shall pay to the Owner at the rate of Rs.2,000/- per Sq.ft. for the less area than 600 Sq.ft. covered area of the Flat and Shop Room measuring covered area 50 Sq.ft. on the other hand if the area of the Owner will increase in the aforesaid Owner's



↙  
Addl District Sub Registrar  
Cossipore, North 24 Parganas

19 FEB 2020



Allocated area in that case the Owner shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owner's Allocation to the Developer.

**SCHEDULE 'C' : SPECIFICATION -**

1. Exterior brick work shall be of 8" thickness while the internal wall will be of 3", the partition between the flat will be of a 5" thickness.
2. All windows will be of shutter Aluminum frame with cover grill with 1.1 mm. glass panel.
3. All doors will be design flush door with Malaysian Sal frame and main door Seguns.
4. Walls will be of usual plaster followed by Plaster of Paris.
5. No internal colouring shall be done.
6. Floor including skirting will be made of white marble/tiles.
7. Toilet: - commode will be provided with law down cistern, white glazed tiles up-to 6'-0" along with two tap, only one shower in one toilet (concealed pipe).
8. One white wash basin shall be fitted in convenient space.
9. Kitchen – Cooking desk with sink and tiles shall be fitted up-to 2 ½ ft. above cooking table, one stainless Sink of standard size and two bibcock
10. Balcony / Verandah shall be covered up-to 3' ft.
11. Water Supply – from Municipal water supply uninterrupted water is available generally water reservoir.
12. Electricity : (1) Concealed wiring, (2) In Bed Room – One Fan Points, Two light points and one Plug Point and One A.C. Point in one Bed room only, (3) In Dining room – One Light point, one Fan point and One plug point, (4) In Kitchen – One Light point, One Plug point, One Exhaust Fan Point, (5) In Bath Room – One Light Point, One Gyser point and One Bell point in the Main Door.
13. Lift and lift accessories.
14. The Purchasers(s) shall pay the extra charges for one collapsible gate and covered Balcony Grill in excess of 3' from the ground level.
15. C.C.T.V.



↙  
Addl. District Sub-Registrar  
Sanskaree Duru-Dura 24 Parganas  
19 FEB 2020

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1. *Pranab Kumar Das*  
19, Subhas Sarami, Vasta  
New Town, Kolkata 98

2. *Sosmit Sankar*  
Cuttack P.O. Hakimpur  
Dist - 24 Pgs (N)  
PIN - 743273

*Debabrata Das*

-----  
SIGNATURE OF THE OWNER

Drafted by :-

*Chandra Nath Sen*

[Mr. Chandra Nath Sen]  
Advocate  
Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor

*Debanida Samanta*  
Partner Signature

M/s. R. G. Developers and Contractor

*Tarun Baidya*  
Partner Signature

-----  
SIGNATURE OF THE DEVELOPER



Additional District Sub Registrar  
North 24 Parganas  
19 FEB 2020

RECEIVED of and from the within named Developer within mentioned sum of Rs.1,001/-  
(Rupees One Thousand One) only as non-refundable advance as per Memo below :

MEMO OF CONSIDERATION

Paid by Cash

-----

Rs. 1,001/-

(Rupees One Thousand One) only

WITNESSES :-

1. *Pradyumn Kumar Das*

2. *Susmit Sankar*

*Debabrati Das*






-----  
SIGNATURE OF THE OWNER



↙  
Addl. District Sub-Registrar  
Gansapore Dum-Dum 24 Parganas

19 FEB 2020

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl No	Signature of the Executants / Presentants					
	 <i>Debaborath Das</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Debansu Sen</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Tarun Banerjee</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



ADD. District Sub- Registrar  
Dumraon Bura-Dumraon P.O. P.O.

19 FEB 2020



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

GRN: 192019200187240981

Payment Mode Online Payment

GRN Date: 18/02/2020 13:39:25

Bank : HDFC Bank

BRN : 1028258530

BRN Date: 18/02/2020 13:40:34

**DEPOSITOR'S DETAILS**

Id No. : 15060000300822/1/2020

[Query No./Query Year]

Name : Chandra Nath Sen

Contact No. : 8584048634

Mobile No. : +91 8584048634

E-mail : debanikcmcl@gmail.com

Address : wb

Applicant Name : Mr CHANDRA NATH SEN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15060000300822/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	4021
2	15060000300822/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	71

In Words : Rupees Four Thousand Ninety Two only

**Total**

**4092**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CATPD1092C



नाम / Name  
DEBABRATA DAS

पिता का नाम / Father's Name  
SANTOSH DAS

जन्म की तारीख / Date of Birth  
07/01/1963

*Debabrata Das*  
हस्ताक्षर / Signature



00002017

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

R G DEVELOPERS AND  
CONTRACTOR



08/04/2015  
Permanent Account Number  
AATFR0409F

14/03/2015

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें।  
आयकर सेवक इकाई, एन एस डी यू  
5 वीं मंजिल, मनी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कंबोय/नीर दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :-*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Manara Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony/ Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: [inquiry@nsdl.co.in](mailto:inquiry@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBANIK SARKAR

RANJAN SARKAR

15/12/1980

Permanent Account Number  
BQLPS1004C

*Debanik Sarkar*

Signature

15/12/1980



15/12/1980

आयकर विभाग  
INCOME TAX DEPARTMENT  
TARUN BAIDYA

भारत सरकार  
GOVT. OF INDIA

AJIT KUMAR BAIDYA

05/01/1964

Permanent Account Number  
ADRPB4096P

Tarun Baidya  
Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTTIS,  
Plot No. 3, Sector 11, CBD Belapur  
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, (उट्टिस),  
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,  
नवी मुंबई - 400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT  
JOYDEB ADDYA  
JAGANNATH ADDYA  
23/03/1971  
Permanent Account Number  
BHPPA4040K  
Signature  
भारत सरकार  
GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, UTHISI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, UTHISI  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400 614.



भारत सरकार  
Government of India



### ভারত সরকার

Unique Identification Authority of India

জানিকাজির নম্বর/Enrolment No.: 2189/69338/00545

Download Date: 19/05/2017  
Download Time: 11:01:00 AM

To  
শ্রীমত সরকার  
Suarut Sarkar  
S/O Santrajan Sarkar  
Bwarupnagar  
Hakimpur mandal para  
Hakimpur  
North 24 Parganas Hakimpur  
West Bengal - 743273  
9783560414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8032 0970 1615**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Suarut Sarkar

S/O Santrajan Sarkar  
কলকাতা, OOB. 25/34/152  
পুরুষ MALE

**8032 0970 1615**

আমার আধার, আমার পরিচয়

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন আধিকারিকের দ্বারা যাচাই করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াকৃত তৈরী নত

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ডিজিটাল সরকারী ও (সরকারী) সেবার প্রক্রিয়া সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
S/O শ্রীমত সরকার, হাকিমপুর  
নওন পাড়া, হরুপনগর, হাকিমপুর  
উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 743273

Address:  
S/O Santrajan Sarkar  
Bwarupnagar mandal para  
Hakimpur mandal para  
North 24 Parganas  
West Bengal

**8032 0970 1615**



ভারত সরকার



Unique Identification Authority of India

### Major Information of the Deed

Deed No :	I-1506-01590/2020	Date of Registration	19/02/2020
Query No / Year	1506-0000300822/2020	Office where deed is registered	
Query Date	17/02/2020 4:48:02 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	CHANDRA NATH SEN Sealdah Civil Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9330062295, Status :Advocate		
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 : 1,001/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,25,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 71/- (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:- Dum Dum, Municipality: DUM DUM, Road: Mahajati Road, Mouza: Sultanpur, , Holding No:76 JI No: 0, Pin Code : 700028



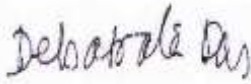
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185/883	RS-2258	Bastu	Bastu	5 Chatak 41 Sq Ft	1/-	6,20,667/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					.6096Dec	1 /-	6,20,667 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>1,05,000 /-</b>	





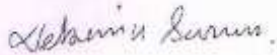
and Lord Details :



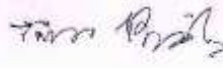
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DEBABRATA DAS,</b> (Alias: Mr DEBABRATA KUMAR DAS) (Presentant ) Son of Late Santosh Kumar Das Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office			
	19/02/2020	LTI 19/02/2020	19/02/2020	
42, Mahajati Road, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: CATPD1092C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>R G DEVELOPERS AND CONTRACTOR</b> 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AATFR0409F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DEBANIK SARKAR</b> Son of Mr Ranjan Sarkar Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office			
	Feb 19 2020 4:56PM	LTI 19/02/2020	19/02/2020	
187, Kalibari Road, 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.:: BQLPS1004C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)				

Name	Photo	Finger Print	Signature
<b>Mr TARUN BAIDYA</b> Son of Mr Ajit Baidya Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office	 <small>Feb 18 2020 4:56PM</small>	 <small>LTI 19/02/2020</small>	 <small>19/02/2020</small>
1, Subhas Sarani, Nalta, 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.:: ADRPB4096P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUSRUT SRKAR</b> Son of Santiranjn Sarkar Swarupnagar, P.O:- Hakimpur, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743273	 <small>19/02/2020</small>	 <small>19/02/2020</small>	 <small>19/02/2020</small>
Identifier Of Mr DEBABRATA DAS, Mr DEBANIK SARKAR, Mr TARUN BAIDYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA DAS	R G DEVELOPERS AND CONTRACTOR-0.609583 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA DAS	R G DEVELOPERS AND CONTRACTOR-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 150601590 / 2020**

**On 13-02-2020**

**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 13:35 hrs on 19-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBABRATA DAS Alias Mr DEBABRATA KUMAR DAS, Executant.

**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 7,25,667/-

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

Execution is admitted on 19/02/2020 by Mr DEBABRATA DAS, Alias Mr DEBABRATA KUMAR DAS, Son of Late Santosh Kumar Das , 42, Mahajati Road, Nalta, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Professionals

Identified by Mr SUSRUT SRKAR, , Son of Santiranjan Sarkar, Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

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

Execution is admitted on 19-02-2020 by Mr DEBANIK SARKAR, partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr SUSRUT SRKAR, , Son of Santiranjan Sarkar, Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

Execution is admitted on 19-02-2020 by Mr TARUN BAIDYA, partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr SUSRUT SRKAR, , Son of Santiranjan Sarkar, Swarupnagar, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 71/- ( B = Rs 50/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 1:40PM with Govt. Ref. No: 192019200187240981 on 18-02-2020, Amount Rs; 71/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1028258530 on 18-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1902, Amount: Rs.1,000/-, Date of Purchase: 13/02/2020, Vendor name: Alope Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 1:40PM with Govt. Ref. No: 192019200187240981 on 18-02-2020, Amount Rs: 4,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1028258530 on 18-02-2020, Head of Account 0030-02-103-003-02



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

ate of Registration under section 60 and Rule 69.  
gistered in Book - I  
olume number 1506-2020, Page from 77553 to 77581  
being No 150601590 for the year 2020.



*Priya Mukherjee*

Digitally signed by PRIYA MUKHERJEE  
Date: 2020.02.24 14:25:41 +05:30  
Reason: Digital Signing of Deed.

(Priya Mukherjee) 2020/02/24 02:25:41 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)