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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Adtl. Dist. Sub-Registrar
Alipora, South 24 Parganas

29 MAY 2013

DEVELOPEMENT AGREEMENT

THIS AGREEMENT is made on this the 28th day of May, 2013

(Two Thousand and Thirteen) **BETWEEN** (1) **SRI ASHIM KUMAR BHATTACHARYA** (2) **SRI ALOKE KUMAR BHATTACHARYA** both sons of- Late Jyoti Kumar Bhattacharya, (3) **SMT. REBA BHATTACHARYA** wife of- Late Ajoy Krishna Bhattacharya, (4) **SRI ARINDAM BHATTACHARYA** (5) **SRI ANINDYA BHATTACHARYA** both No. 4 & No. 5 sons of- Late Ajoy Krishna Bhattacharya, (6) **SRI DIPAK NATH BHATTACHARYA** (7) **SRI NILMONI KRISHNA BHATTACHARYA** (8) **SRI DHRUBA KRISHNA BHATTACHARYA** (9) **SRI KRISHNA KISHORE BHATTACHARYA** No. 6 and No. 9 all sons of- Late Satyendra Nath Bhattacharya

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নাম _____

ঠিকানা _____

মূল্য _____

গভঃ স্ট্যাম্প ডে. বি. বা. বি. দেব
সোনানপুর, এ. ডি. এস. আর, ও
কোলকাতা-১৫০

BARAN BHATTACHARJEE
Advocate
High Court, Calcutta

- Ashim Kumar Bhattacharya



4497

- Ashim Kumar Bhattacharya



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~~XXXXXXXXXX~~
Alok Kumar Bhattacharya



4580

Addl. Dist. Sub-Registrar, Allpur
South 24 Parganas

28/5/13

- Reba Bhattacharya

(10) **SMT. RITA BHATTACHARYA** wife of- Late Samir Krishna Bhattacharya,
 (11) **SMT. SUKANYA BHATTACHARYA** daughter of- Late Samir Krishna Bhattacharya, all by faith- Hindu, by occupation- Retired Person, Service and Housewife, by nationality- Indian, residing at- 71, Narkel Bagan, Kamdahari, P.O.- Garia, P.S.- Bansdrani (previously Regent Park), Kolkata- 700084, hereinafter jointly referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **ONE PART**.

AND

GANGULY HOME SEARCH PRIVATE LIMITED a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, Kolkata- 700084 represented by its Director **SRI AMIT GANGULY** son of- Sri Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, (near Garia Baroda Prasad High School), Police Station- Sonarpur, Kolkata-700084, herein referred to as the '**DEVELOPER**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office nominee or nominees and/or assigns) of the **OTHER PART**

WHEREAS the **LANDOWNERS** herein are now the joint owners and seized and possessed of **ALL THAT** land total measuring an area of about 26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft. be the same a little more or less together with a brick built structure measuring about 2000 sq. ft. standing thereon and the said land has been more fully and particularly described in the First Schedule hereunder written.



4501

- Arindam Bhattacharya



4502

- Anindya Bhattacharya



4504

- Dipan Nath Bhattacharya



4505

- Bhattacharya



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4503

- Dhruva Krishna Bhattacharya

AND WHEREAS Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya purchased the land measuring about 16 cottahs 11 chittacks 29 sq. ft., more fully and particularly described in the First Schedule hereunder written, from Sri Jiban Krishna Ghosh, son of- Late Panchanan Ghosh, by virtue of a registered Deed of Sale registered on 28.06.1954, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 83, Pages 46 to 50, being No.- 4460, for the year 1954;

AND WHEREAS Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya again purchased the land measuring about 5 cottahs 0 chittack 37 sq. ft., more fully and particularly described in the First Schedule hereunder written, from Sri Jiban Krishna Ghosh, son of- Late Panchanan Ghosh, by virtue of a registered Deed of Sale registered on 18.10.1954, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 111, Pages 237 to 240, being No.- 7016, for the year 1954;

AND WHEREAS Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya lastly purchased the land measuring about 5 cottahs 0 chittack 27 sq. ft., more fully and particularly described in the First Schedule hereunder written, from M/S. Ramnath Estates Ltd. and M/S. Calcutta Colonies Ltd. both represented by its Director Sri Atindra Kumar Mitter, by virtue of a registered Deed of Sale registered on 25.02.1956, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 30, Pages 136 to 145, being No.- 1384, for the year 1956;

AND WHEREAS by virtue of the afore-stated 3 (three) Deed of Sale Sri Satyendra Nath Bhattacharya, became the owner of total 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written, and after the death of Sri Satyendra Nath Bhattacharya on 27.07.1966 and that of his wife Smt. Sushama Bhattacharya on 22.08.1982 their 9 (nine)



4505

- Kishore Kishore Bhattacharya



4507

- Rabi Bhattacharya



4498

- Sukanya Bhattacharya



4496

GANGULY HOME SEARCH PRIVATE LIMITED

Print Copy
Director

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ALIPORE, SOUTH 24 PGS
28 MAY 2016

Identified by me
Bhaskar Chandra
S/o. Ananta Chandra
167, Ananta St. Rd.
Kul-84

sons namely (1) Sri Jyoti Kumar Bhattacharya, (2) Sri Abhi Bhattacharya, (3) Sri Kalyan Kumar Bhattacharya, (4) Sri Ajoy Krishna Bhattacharya, (5) Sri Dipak Nath Bhattacharya, (6) Sri Nilmoni Krishna Bhattacharya, (7) Sri Dhruba Krishna Bhattacharya, (8) Sri Krishna Kishore Bhattacharya and (9) Sri Samir Krishna Bhattacharya- all of them jointly inherited his afore-stated purchased land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS after the death of Sri Jyoti Kumar Bhattacharya on 10.08.2010 and that of his wife Smt. Sabita Bhattacharya on 06.05.1996 their 2 (two) sons namely (1) Sri Ashim Kumar Bhattacharya and (2) Sri Alope Kumar Bhattacharya (Landowners No. 1 & 2 herein) jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS Sri Abhi Bhattacharya alias Krishna Gobinda Bhattacharya executed an unregistered Will on 10.09.1993 in favour of his two nephews (as because his wife Smt. Pranati Bhattacharya died long before him without any issue) namely (1) Sri Ashim Kumar Bhattacharya and (2) Sri Alope Kumar Bhattacharya (Landowners No. 1 & 2 herein) in respect of his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written, and also in respect of other movable and immovable properties, and after the death of Sri Abhi Bhattacharya alias Krishna Gobinda Bhattacharya on 11.09.1993 the Probate application for the said Will was filed In the High Court of Judicature at Bombay vide Petition No. 700 of 1994 and on 18.03.1994 the Ld. High Court at Bombay was pleased to grant Probate in favour of (1) Sri Ashim Kumar Bhattacharya and (2) Sri Alope Kumar Bhattacharya;



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AND WHEREAS after the death of Sri Kalyan Kumar Bhattacharya and that of his wife Smt. Jyotsna Bhattacharya died 16.06.2000, their undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., i.e. 19,308 Sq. ft. more fully and particularly described in the First Schedule hereunder written, has been derived amongst other legal-heirs as because they both died without having any issue;

AND WHEREAS after the death of Sri Ajoy Krishna Bhattacharya on 05.03.2007 his wife Smt. Reba Bhattacharya (Landowners No. 3 herein) and 2 (two) sons namely Sri Arindam Bhattacharya, Sri Anindya Bhattacharya (Landowners No. 4 & 5 herein) jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS Sri Dipak Nath Bhattacharya (Landowners No. 6 herein), Sri Nilmoni Krishna Bhattacharya (Landowners No. 7 herein), Sri Dhruba Krishna Bhattacharya (Landowners No. 8 herein), Sri Krishna Kishore Bhattacharya (Landowners No. 9 herein) all sons of- Sri Satyendra Nath Bhattacharya jointly inherited 4/9th share of the afore-stated land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS after the death of Sri Samir Krishna Bhattacharya on 10.04.1991 his wife Smt. Rita Bhattacharya (Landowners No. 10 herein) and only daughter Smt. Sukanya Bhattacharya (Landowners No. 11 herein) jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS thus all the Landowners herein by virtue of Law of Inheritance and Grant of Probate became the joint owners of the land total measuring an area of about 26 (twenty six) cottahs 13 (thirteen) chittacks 3



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(three) sq. ft. be the same a little more or less together with a brick built structure measuring about 2000 sq. ft. standing thereon, more fully and particularly described in the First Schedule hereunder written. The said property is free from all sorts of encumbrances.

AND WHEREAS the Landowners being desirous of construction of new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the said First Schedule premises on the following terms and conditions as stated hereinafter.

BE IT TO BE MENTIONED THAT on 30.11.2011 & 27.12.2011 the present Landowners have executed 2 (two) separate Development Agreement with the Developer herein for construction of multi-storied building complex in respect of their land total measuring about 26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft. and after mutual understanding the Parties herein have agreed to register this instrument for betterment of the said development proceedings on the said First Schedule premises whereby all the rights and liabilities of the previously executed Agreement will automatically accrued upon the Developer and the present Landowners herein have given their free consent to this effect.

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

ARTICLE - I - DEFINITION

In this Developers Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 **LANDOWNERS** : Shall mean (1) **SRI ASHIM KUMAR BHATTACHARYA** (2) **SRI ALOKE KUMAR BHATTACHARYA** both sons of- Late Jyoti Kumar Bhattacharya, (3) **SMT. REBA BHATTACHARYA** wife of- Late Ajoy Krishna Bhattacharya, (4) **SRI ARINDAM BHATTACHARYA** (5) **SRI ANINDYA BHATTACHARYA** both No. 4 & No. 5 sons of- Late Ajoy Krishna Bhattacharya, (6) **SRI DIPAK NATH**



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BHATTACHARYA (7) SRI NILMONI KRISHNA BHATTACHARYA (8) SRI DHRUBA KRISHNA BHATTACHARYA (9) SRI KRISHNA KISHORE BHATTACHARYA No. 6 and No. 9 all sons of- Late Satyendra Nath Bhattacharya, **(10) SMT. RITA BHATTACHARYA** wife of- Late Samir Krishna Bhattacharya, **(11) SMT. SUKANYA BHATTACHARYA** daughter of- Late Samir Krishna Bhattacharya, all by faith- Hindu, by occupation- Retired Person, Service and Housewife, by nationality- Indian, residing at- 71, Narkel Bagan, Kamdahari, P.O.- Garia, P.S.- Bansdrone (previously Regent Park), Kolkata- 700084.

- 1.2 **DEVELOPER:** shall mean **GANGULY HOME SEARCH PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, Kolkata- 700084 represented by its Director **SRI AMIT GANGULY** son of- Sri Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, (near Garia Baroda Prasad High School), Police Station- Sonarpur, Kolkata-700084.
- 1.3 **SAID PREMISES** shall mean the land total measuring an area of about **26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft.** be the same a little more or less together with a brick built structure measuring about 2000 sq. ft. standing thereon in Premises No.- 71, Narkel Bagan, Police Station- Bansdrone (previously Regent Park), under Ward No.- 111 of Kolkata Municipal Corporation, Assessee No. 31-111-15-0071-3 within the District- 24 Parganas (South), morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **NEW BUILDING** shall mean the new building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Kolkata Municipal Corporation New Building Rules and Regulations and for the time being



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prevailing as per the plan to be sanctioned by the Kolkata Municipal Corporation Building Department.

- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intends to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.
- 1.6 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.
- 1.7 **THE PLAN:** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as shall be sanctioned by the Kolkata Municipal Corporation, Building Department in accordance with law.
- 1.8 **LAND-OWNERS ALLOCATION** shall mean and include **45%** of the total sanction area of the flat and car parking spaces as per the Building plan or plans to be sanctioned by the Kolkata Municipal Corporation, Building Department for the proposed construction at the said premises out of which 700 Sq. ft. of flat area will be deducted from the Landowner's allocation and shall be included in the Developer's allocation as compensation which the Landlord should bear partially for amalgamation of the adjacent land of Sri Ashish Roy with the First Schedule land to get 1.75 FAR including 8 nos. of Car parking spaces in the Ground floor together with common user of ultimate roof of the proposed building and the common facilities to be allocated to the Landowners which shall



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absolutely belongs to the Developer and the Landowners jointly in proportion to their sharing ratios along with proportionate share of Land, morefully and particularly described in **SECOND SCHEDULE** hereunder written.

- 1.9 **DEVELOPER'S ALLOCATION**: shall mean and include the **remaining 55%** out of the total sanction area of flats and car parking spaces together with the aforesaid 700 sq. ft. of flat area as per Building sanctioned Plan for the new building or buildings together with common user of ultimate roof and the common facilities along with proportionate share of land which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Developers Agreement more fully and particularly described in **THIRD SCHEDULE** hereunder written.
- 1.10 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written.
- 1.11 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Kolkata Municipal Corporation Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not



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made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

- 1.12 **TAX LIABILITIES**: The Landowners shall be liable to pay the arrear dues to Kolkata Municipal Corporation & other statutory tax liability in respect of selling the flats and commercial spaces and car parking spaces under Landowners Allocation.
- 1.13 **TRANSFER**: with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.
- 1.14 **TRANSFeree** - shall mean a person, persons firm, limited company, Association of persons to whom any space and/or unit in the building or buildings to be constructed at the said premises has been transferred.
- 1.15 Words importing singular shall include plural and vice versa.
- 1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE - II - COMMENCEMENT

THIS DEVELOPERS AGREEMENT shall be deemed to have been commenced on and with effect from the date of this execution.

ARTICLE - III

LANDOWNERS RIGHTS & REPRESENTATIONS

- 3.1 The Landowners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said premises more fully particularly described in the **FIRST SCHEDULE** hereunder written,



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- 3.2 Except the Landowners and their legal heirs, successors, assigns and nominees no other person or persons have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Developers Agreement.
- 3.4 The said premises is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Thika Tenants in the said premises.
- 3.6 There is no Temple, Mosque, debottor or burial ground on the said premises.
- 3.7 There is no excesses vacant land at the said premises with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendment thereto.

ARTICLE IV

(DEVELOPER'S RIGHT)

- 4.1 The Landowners hereby grants subjects to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said premises and construct the New Building or Building on the said premises in accordance with the Building plan or plans to be sanctioned by the Kolkata Municipal Corporation, Building Department.
- 4.2 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and submitted by the Developer on behalf of the



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Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Kolkata Municipal Corporation and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.

ARTICLE -V-TITLE DEEDS

5. Simultaneously with the delivery of possession of the said premises to the Developer the Landowners shall also deliver to the Developer all the Xerox copies of the documents of title in his possession relating to the said premises which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Landowners and the Landowners shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the purchaser of the several residential flats/constructed spaces forming part of the Developers Allocation and also for sanctioning plan from the Kolkata Municipal Corporation and for smooth running of the construction work of the proposed building.

ARTICLE -VI-CONSIDERATION

- 6.1 In consideration of the Landowners allowing the Developer to commercially exploit the said premises, the Developer shall allocate the Landowners allocation mentioned in the Article I, Point No. 1.8 herein above and more fully described in the Second Schedule hereunder.



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ARTICLE -VII-PROCEDURE

7.1 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule premises and also for pursuing up the matter with the Kolkata Municipal Corporation and other statutory authorities at the time of signing of this Developers Agreement, but after sanctioning of the building Plan from Kolkata Municipal Corporation and at the time of execution of the Specified Agreement between the Parties herein and the Landowners herein will further execute another registered General Power of Attorney in favour of the Developer.

ARTICLE -VIII SPACE ALLOCATION

8.1 Upon finalisation of the Building Plan for construction of the New building or buildings at the said premises, the Landowners and Developer will choose flats, to comprise in the Landowners allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belongs to the share of the Developer in consideration of its having constructed the said new Building or Buildings at the said premises at his own costs and expenses. Be it further clearly mentioned that the choice or selection of the Landowners Allocation will be 50% at the choice of the Owners and rest 50% at the choice of the Developer and this choices should be in a reciprocal manner starting first from the Landowners, which will be specified by the Landowners and the Developer by a Supplementary Agreement to be executed between them within 30 days of obtaining sanction plan from Kolkata Municipal



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Corporation, though choice of Floor will be decided by the Landowners on the Landowners allocation of Flats.

- 8.2 The Developer shall on completion of the New Building or Buildings, put the Landowners in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within **46 (forty six) months (i.e. by 27.10.2015)** from the date of signing of the previously executed Development Agreement between the parties herein.
- 8.3 Subject as aforesaid, the common portion of the said New Building or Buildings and the open spaces including the roof shall jointly belongs to the Developer and the Landowners in proportion to their sharing ratios.
- 8.4 The Land Owner's shall be entitled to an exclusive right to transfer or otherwise deal with their allocation in the new Building or buildings at their own choice.
- 8.5 The Developer shall subject to the provisions herein contained be exclusively entitled to the Developer's Allocation in the New Building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the owner's and the owner's shall not in any way interference with or disturb the quiet and peaceful possession of the Developer's Allocation subject to the delivery of the peaceful possession of the Landowners Allocation to the Landowners.
- 8.6 Similarly the owner's shall be entitled to transfer or otherwise deal with or dispose of the owner's allocation without any interference from the Developer.



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ARTICLE- IX - BUILDING

- 9.1 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said premises in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time. However, the Developer shall be obliged at its own costs, to construct, erect and complete the portion of the Land Owner's allocation in the New Building or Buildings at the said premises with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.
- 9.2 The Landowners and his authorised persons shall be entitled to inspect the work of construction of his allocation during the construction of the said proposed. New Building or Buildings of the said premises.
- 9.3 The quality of the materials to be used by the Developer in construction of the New Building or buildings shall be certified by the Architect as well as by the Landowners or his authorised agents from time to time and unless the same is certified, the Developer would not use the said materials in the proposed building/s.
- 9.4 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Landowners construct and complete the said New Building or Buildings and various units and/or apartments commercial spaces therein in accordance with the sanctioned plan or any amendment thereto or modification thereof made or cause to be made by the Developer **PROVIDED HOWEVER** no alteration modification or deviation shall be made in the proposed construction without the consent of the Landowners in writing.



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- 9.5 All costs, charges and expenses, including Architect's fees or any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection of the new building or buildings at the said premises shall be discharge by the Developer and the Landowners shall bear no responsibility in this context.

ARTICLE -X COMMON FACILITIES

- 10.1 The Developer shall pay and bear all the arrear dues of corporation taxes, water taxes in respect of the said premises till the date of delivery of possession of the owner's Allocation as stated herein in the new building or buildings and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 10.2 As soon as the new building or buildings is/are completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocation in the building or buildings and if there be no dispute regarding the completion of the building in terms of this Agreement and according to the specifications as stated in **FOURTH SCHEDULE** hereunder and as per the sanction plan and the certificate of the Architect being produced to that effect, then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal taxes from the date of delivery of possession of the said Landowners allocation, payable in respect of the said Landowners allocation by the Landowners.
- 10.3 As and from the date of service of notice of possession of the Landowners allocation in the New building, the Landowners shall



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also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building or buildings @ 2.00/- per sq. ft. or Rs. 1,500/- whichever is higher in respect of the Landowners allocation, the said charges to include proportionate share of premium for the insurance of the building or buildings, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings, water fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation renovation replacement repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written.

- 10.4 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said premises for this purpose the Landowners keeps the developer saved, harmless and indemnified.
- 10.5 The Developer shall build a new building or buildings together with all rights in common in the common portions and common



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amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the owner in undisputed possession of the owner's useable Allocation together with all rights in common facilities as stated herein.

ARTICLE XI - COMMON RESTRICTIONS

- 11.1 The Owner's Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 11.2 The owners shall not use or permit to use the owner's allocation/Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 11.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 11.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be 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.
- 11.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances



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and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from an against the consequences of any breach.

- 11.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused the Developer or the Executor, as the case may be shall entitled to remove the same at the risk and cost of the other.
- 11.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 11.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition



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any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.

ARTICLE XII - OBLIGATIONS OF THE LANDOWNERS

- 12.1 The Landowners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said premises personally.
- 12.2 The owner hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings or at the said premises subject to the delivery of the undisputed possession of the Landowners allocation to the owner's by the Developer's within specific period.
- 12.3 The Landowners hereby agrees and covenants with the Developer to pay municipal rates, taxes on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.
- 12.4 The owner shall cause to be joined such person or persons as Vendor as may be required by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.
- 12.5 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of



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the proposed building or buildings and for effectuating the sale and/or transfer envisaged hereunder.

- 12.6 Upon the Developer's constructing and delivering possession to the Landowners of the owner's allocation, the Landowners shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 12.7 The Developer has the right to amalgamate the First Schedule property with the adjacent property for making the building projects more perfect.
- 12.8 The Landowners will pay to the Developer the cost incurred for installations of their individual electric meter in their respective flats.

ARTICLE XIII- OBLIGATIONS OF THE DEVELOPER

- 13.1 In case the project is delayed for more than 12 months than that of the stipulated time as mentioned hereinabove, then the Landowners shall have the option to terminate this Agreement and upon such termination the Developer shall be entitled to payment of works executed as per the sanctioned plan from Kolkata Municipal Corporation in respect of the First Schedule premises, upto the date of termination at the prevailing Schedule of Rates of PWD, Govt. of West Bengal applicable in the Presidency Circle and no other amount of compensation whatsoever will be considered for payment after taking joint measurement. The afore-stated termination payment will be made by the Landowners to the Developer within approximately 6 (six) months of such determination and only after receiving of such payment the Developer will release them from the said building project.



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13.2 The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowners allocation to the Landowners of the new building or buildings at the said First Schedule premises in terms of the sanction plan within a period of **46 (forty six) months (i.e. by 27.10.2015)** from the date of signing of the previously executed Development Agreement between the parties herein. If the Developer fails to handover the Landowners allocation to the Landowners within the time as mentioned hereinabove, then in that case the Developer shall be liable to pay penalty @ Rs. 50,000/- (Rupees Fifty Thousand) only per Flat per month to the Landowners till handing over their respective possession. **Time is the essence of this contract.**

13.3 The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said premises.

13.4 The Developer hereby agrees and covenants with the Landowners not to do any act deed or thing whereby the owner is prevented from enjoying selling, assigning and/or disposing of any of the owner's allocation in the new building or buildings at the said premises.

13.5 The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay the all municipal corporation and statutory rates, taxes and other dues and outgoing in respect of the said premises without any objection.

13.6 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof.



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- 13.7 The Developer can take financial assistance from any Bank or financial institution only in respect of the Developer's allocation (i.e. 55% of the total sanction area), without mortgaging Landowners Allocation (i.e. 45% of the total sanction area) in respect of the First Schedule property.
- 13.8 The Developer will provide warranty (DEFECT LIABILITY PERIOD) in respect of the building to be constructed on the First Schedule premises for 2 (two) years from obtaining completion certificate from Kolkata Municipal Corporation.
- 13.9 The Developer will provide alternative accommodation to 4 (four) families (i.e. to 1) Ashim Kumar Bhattacharya, 2) Smt. Reba Bhattacharya, 3) Sri Dipak Nath Bhattacharya and 3) Smt. Rita Bhattacharya) of the afore-mentioned Landowners during the construction period from the date of transferring peaceful vacant possession of the First Schedule property by all the Landowners to the Developer and payable after each succeeding month for which it be due. This will be paid by the Developer till the handing over of the Landowners Allocation to the Landowners.

ARTICLE XIV - LAND OWNER'S INDEMNITY

- 14.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 14.2 The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said premises in respect of the owner's allocation at the said premises, on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.



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ARTICLE XV-DEVELOPERS INDEMNITY

- 15.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building or buildings at the said premises.
- 15.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the said building or buildings at the said premises and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.

ARTICLE XVI-MISCELLANEOUS

- 16.1 It is understood that from time to time facilitate the construction of the new building or buildings at the said premises 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 Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute to sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in



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any way infringe on the right of the owner and/or go against the spirit of this Agreement.

- 16.2 The Developer shall frame scheme for the management and administration of the said building or buildings at the said premises and/or common parts thereof. The Landowners and the co-Landowners/flat-owner hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give his consent to abide by the same.
- 16.3 As and from the date of completion of the new building or buildings, the Developer and/or its transferees and the Landowners and/or his transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax, ~~Service Tax~~ and other taxes payable in respect of their allocation.
- 16.4 The Developer shall not part with possession of any portion of the Developer's Allocation to any of its transferees until and unless the Developer shall make over possession of the owner's Allocation and comply with all other obligations of the Developer to the Landowners.
- 16.5 That the new building or buildings to be constructed on the said premises shall be known as "**4-sight Nagar Bari**" and the 2 (two) Blocks will be known as "**Abhi Bhattacharya Tower**" & "**Jyoti Bhattacharya Tower**".

ARTICLE XVII- FORCE MAJURE

- 17.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes

*Asst. Commr.
Ashim Kumar Bhattacharya*



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(including by contractor/construction agencies), lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or clouds relating to or concerning the owners right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XVIII- JURISDICTION

- 18 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

ARTICLE XIX- ARBITRATION

- 19 All disputes and differences by and between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the subject property or determination of any liability shall be referred to Arbitration according to The Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force and the award made in the same shall be final and binding on the parties hereto. Arbitrator will be appointed by mutual consent between the Landowners and the Developer and should be an eminent, juristic person and has the experience of dealing such Arbitration.



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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land total measuring an area of about **26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft.** be the same a little more or less together with a brick built structure measuring about 2000 sq. ft. standing thereon in R.S. Dag No. 426/1410, 427/1409, 425/1411, 425/1652, 425/1649, 428, R.S. Khatian No. 52, 509, 552, 382, Mouza- Kamdahari, J.L. No. 49, Premises No.- **71, Narkel Bagan**, Police Station- Bansdroni (previously Regent Park), under Ward No.- 111 of Kolkata Municipal Corporation, Assessee No. 31-111-15-0071-3 within the District- 24 Parganas (South).

The said land and the building is butted and bounded as follows:-

ON THE NORTH : By playground of Chalalchal Sangha Club;
 ON THE SOUTH : By 11 feet wide Narkelbagan Road;
 ON THE EAST : By B/49, Narkelbagan & 127, Narkelbagan;;
 ON THE WEST : By 130, Narkelbagan;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS'S ALLOCATION)

ALL THAT the shall mean and include **45%** of the total sanction area of the flat and car parking spaces as per the Building plan or plans to be sanctioned by the Kolkata Municipal Corporation, Building Department for the proposed construction at the said premises out of which 700 Sq. ft. of flat area will be deducted from the Landowner's allocation and shall be included in the Developer's allocation as compensation which the Landlord should bear for amalgamation of the adjacent land of Sri Ashish Roy with the First Schedule land to get 1.75 FAR including 8 nos. of Car parking spaces in the Ground floor together with common user of ultimate roof of the proposed building and the common facilities to be allocated to the Landowners which shall absolutely belongs to the



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Developer and the Landowners jointly in proportion to their sharing ratios along with proportionate share of Land.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT the **remaining 55%** of the total sanction area in respect of the flat and car parking spaces along with 700 Sq. ft. of flat area as aforesaid in the Second Schedule, together with all easement and quasi easement rights and liberties along with all undivided un-demarcated impartiable proportionate share of land and land underneath the building including all common amenities and facilities as per the Building plan or plans to be sanctioned by the Kolkata Municipal Corporation, Building Department for the proposed New Building or Buildings to be constructed at the said premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS OF CONSTRUCTION)

- 1. Foundation & Structures**
 - a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand clay bricks to be used for brick works.
- 2. Walls-**
 - a. Acrylic Putty in the interiors of the walls and ceilings.
 - b. Attractive external finish with best quality of exterior emulsion paint like Weather Coat with silicon.
- 3. Doors-** Main door should be of wooden/steel.
 - a. Aluminum sliding windows (2.5 mm thick) with large glass panes (French window if required).
 - b. Door frames of Sal wood (properly seasoned and treated).



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- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej or ISI mark, with warranty and guarantee for adequate period.

4. Flooring & Stair:-

Flooring - Vitrified tiles or marble of reputed co. drawing dining tiles size should be 2' x 2' sqre. or slab.

5. Kitchen- Floor should be non-slippery impressed tiles i.e. anti-skid.

- a. Coloured designed ceramic tiles up to height of 30 inch.
- b. Kitchen working table counter top with granite to be used.
- c. Provision for exhaust fan.

6. Bathrooms:-

- a. Coloured/ designed ceramic tiles up to height of upper level of window (minimum 7 feet)
- b. Concealed plumbing system using standard make UPVC pipes and fittings of ISI mark with guarantee/warrantee to be provided by the manufacturer.
- c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
- d. Provision for exhaust fan.

7. Lift- Lift for all co-owners and should be of global reputed Company (preferably Otis make).

8. Electrical:-

- a. PVC conduit pipes with copper wiring with ISI marked specification.
- b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.



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- c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
- 9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
- 10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
- 11. **Special Features**
 - a. Common Staff toilet in ground floor.
 - b. Deep tube-well and overhead tank will be provided.
 - c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EASEMENT)

- 1. The clear un-interruptional right of access in common with the Landowners and/or Landowners and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
- 2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the



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said flat/unit over and along with the drive way and pathway comprised in the said building.

3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.



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3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical wiring, meter room, generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s).
11. Drainage, sewers and pipes from the building to the Kolkata Municipal Corporation drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



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

SIGNED, SEALED & DELIVERED by

the **Parties** at Calcutta in presence of:-

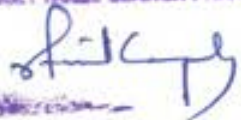
1. Bhaswar Chouda
16F, Aeria St. Rd
Kat-89

2. Dibakar Bhattacharjee
Advocate
High Court Calcutta

- Ashim Kumar Boralcham
- Alok Kumar Boralcham
- Reba Bhattacharya
- Arindam Bhattacharya
- Anindya Bhattacharya
- Dipankar Bhattacharya
- IBhattacharya
- Ksaba Krishna Bhattacharya
- Nisha Deb Bhattacharya
- Reba Bhattacharya
- Sukanya Bhattacharya

SIGNATURE OF THE LAND OWNERS

RANGULT HOME SEARCH PRIVATE LIMITED


Director

SIGNATURE OF THE DEVELOPER

Drafted by:-

Dibakar Bhattacharjee
Advocate,
High Court, Calcutta.

Handwritten text in the top right corner, possibly a name or reference number.



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2-8 MAY 2010

SPECIMEN FORM FOR TEN FINGER PRINTS



Ashim Kumar Pradhan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Mlok Kumar Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Reba Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Arindam Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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SPECIMEN FORM FOR TEN FINGER PRINTS



Anindya Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sipon Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



DBhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Dhruva Krishna Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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SPECIMEN FORM FOR TEN FINGER PRINTS



Kumar Vishnu Babu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rishi Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sukanya Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sanjay

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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20 MAY 2012



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04314 of 2013
(Serial No. 05498 of 2013 and Query No. 1605L000009628 of 2013)

On 28/05/2013

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

Presented for registration at 21.20 hrs on :28/05/2013, at the Private residence by Ashim Kumar Bhattacharya , one of the Executants.

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

Execution is admitted on 28/05/2013 by

1. Ashim Kumar Bhattacharya, son of Late Jyoti Kumar Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
2. Alope Kumar Bhattacharya, son of Late Jyoti Kumar Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
3. Dhruva Krishna Bhattacharya, son of Late Satyendra Nath Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
4. Krishna Kishore Bhattacharya, son of Late Satyendra Nath Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
5. Dipak Nath Bhattacharya, son of Late Satyendra Nath Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
6. Nilmoni Krishna Bhattacharya, son of Late Satyendra Nath Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
7. Reba Bhattacharya, wife of Late Ajoy Krishna Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife
8. Arindam Bhattacharya, son of Late Ajoy Krishna Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
9. Anindya Bhattacharya, son of Late Ajoy Krishna Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

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EndorsementPage 1 of 3





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04314 of 2013
(Serial No. 05498 of 2013 and Query No. 1605L000009628 of 2013)

10. Rita Bhattacharya, wife of Late Samir Krishna Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife
11. Sukanya Bhattacharya, daughter of Late Samir Krishna Bhattacharya , 71,, Narkel Bagan, Kamdahari, Kolkata, Thana:-Regent Park, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Student
12. Amit Ganguly
Director, Ganguly Home Search Private Limited, 167, Garia Station Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
Identified By Bhaskar Chanda, son of Gautam Chanda, 167, Garia Station Road, Kolkata, W. B., India, Pin :-700084, By Caste: Hindu, By Profession: Service

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/05/2013

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 : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 29/05/2013

(Under Article : ,E = 21/- on 29/05/2013)

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.-1,54,99,639/-

Certified that the required stamp duty of this document is Rs.- 40020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 35050/- is paid , by the draft number 45705, Draft Date 28/05/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 29/05/2013


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

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Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Paraganas

Endorsement For Deed Number : I - 04314 of 2013
(Serial No. 05498 of 2013 and Query No. 1605L000009628 of 2013)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 1920 to 1962
being No 04314 for the year 2013.



Arnab Basu

(Arnab Basu) 31-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal