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2-2463/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

310324/19

AA 284222

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

[Handwritten Signature]

Regional Director Sub-Registrar
Muz, New Town, North 24 Parganas

26 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of February, 2019 (two thousand nineteen) **BETWEEN**

4135 21.2.19
 ডায়েরী নং
 ক্রেতার নাম
 স্থান
 বিধান নগর (স্ট্রটলেক সিটি) এ. ডি. এস. অফিস
 মোট প্রাপ্ত ক্রম নং
 চালান নং
 উচ্চতরী বারাকপুর ডেপুটি-মিতা দফতর

100%
 D.C. Dary
 Advocate
 Barasat Cmf

28 JAN 2019

322000

- Animesh Mallik



- Animesh Mallik



Identify by me:-
 সুনীল সর্কার
 Sonil Buben Sarkar
 Rohra Heights
 Ramkrishna Park
 P.O. Gauranganagar
 P.S. Newtown
 Pin - 700159



Additional District Superintendent
 Barasat, New Town, North 24 Parganas

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SRI. ANIMESH MALLICK (PAN- AEIPM7211H), son of Late Achintya Kumar Mallick, by faith- Hindu, by nationality- Indian, residing at 182 G. Bose Pukur Road, P.O. Kasba, P.S.- Kasba, Kolkata- 700042, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **ONE PART**.

A N D

"**PANASIA CONCLAVE PVT.LTD**". (PAN – AAGCP2363J), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the Land Owner herein Sri. Animesh Mallick Son of late Achintya Kumar mallick purchased from Sri Suman Sarkar ALL THAT plot of Shali land measuring more or less 2 cottaha togetherwith all easement rights appertaining thereto comprising in R.S & L.R Dag No. 3085 Under Hal Khatian No. 1215 lying and situated at Mouza – Ghuni, J.L. No. 23, R,S No. 232, P.S. Rajarhat at present Newtown, A.D.S.R. Bidhannagar, (Saltlake City) at present A.D.S.R. O Rajarhat newtown , with in the local limits of Jyangra Hatiara 2 No. Gram Panchayet, Dist . North 24 Parganas, by virtue of a registered Sale Deed, registered in the office of A.D.S.R,O Bidhannagar, Saltlake city, North 24 Parganas on 26.11.2010 and was



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recorded in Book No.I, CD Volume No.18, pages. 9475 to 9486, being No. 11627 for the year 2010.

AND WHEREAS having purchased the aforesaid plot of land through the aforesaid registered Sale Deed the Vendor herein got his name recorded in the L.R. Settlement Record vide L.R. Khatian No. 4024 and has been paying rent to the authority concern regularly and has been peaceful possession over the same

AND WHEREAS the land owner herein, with the intention of construction of multi-storied building over the said plot of land has approached the developer and on the basis of such approach made by the owner, the Developer being experienced in Developing the properties, has agreed to develop the said property, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter called the " **SAID PROPERTY** " at its own cost and expenses of the Developer on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I

DEFINITION

- 1. OWNERS** : Means **SRI. ANIMESH MALLICK.**
- 2. DEVELOPER** : **PANASIA CONCLAVE PVT. LTD.,** a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur, Police Station – Lake Town, Kolkata – 700 055, represented by its Directors **(1) SRI HARISH KUMAR ROHRA, (2) SRI YOGESH ROHRA,** both sons of Late Tirath Das Rohra.
- 3. LAND** : The land described in the first schedule here under written.



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4. BUILDING : Means multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Jangra Hatiara 2 No. Gram panchayet in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN : Plan to be sanctioned by the Jangra Hatiara 2 No. Gram panchayet or NKDA and all other concern authority.

7. TRANSFER : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of multi – storied building to purchasers and owners thereof.

8. TRANSFEREE : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owner and/or the developer .

9. TIME : Shall mean the construction to be completed within 36 (thirty six) months from the date of sanctioned building plan from the competent authority. Be it stated here in this context that another 6 (six) months will be extended as grace period.

10.COMMENCEMENT : This agreement shall be deemed to have commencement with effect from the date of execution of this agreement .

11.COVERED AREA : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.

12.COMMON AREA : Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any



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portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan and/or as may be decided by the Developer.

13.COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

14. COMMON FACILITIES: Shall include corridors, stair-case, water pump, pump house, over head tank, lift and such other facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, up keep and/or proper management of the building including the top floor roof.

ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT

(a) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto.

(b) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of an registration of Deed or Deeds of conveyance or Transfer by the Land Owner in favor of the Developer or its nominee/nominees in terms of the Agreement in respect of flat/shops portion in the proposed building together with undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNER REPRESENTATION

(a) The Land Owner are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the a Land Owner have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.



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- (c) That none other than the Land Owner i.e. the party of the one part hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.
- (d) That the said property is free from all encumbrances, charges, liens, lispens, attachments, acquisition, requisition whatsoever or howsoever.
- (e) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (f) That the said property is not subject to any suit or legal proceeding in any court of law or not under mortgage or such, under any Bank or Financial Institutions.

ARTICLE-IV **LAND OWNER RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

- (i) The Land Owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land Owner have absolute right and authority to develop the said plot of land.

ARTICLE-V **DEVELOPER'S RIGHT AND RESPONSIBILITIES**

The scope of work envisaged to be done by the Developer hereunder shall include:

- (i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developers' responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.



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- (ii) All outgoings including other rates, taxes duties and other impositions by the Jangra Hatiara 2 No. Gram panchayet or NKDA or other any competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.
- (iv) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer.
- (v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats/shops of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.
- (vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owners/Developer at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner./Developer.
- (viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Jangra Hatiara 2 No. Gram panchayet or NKDA and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.



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(ix) That the Developer will be entitled to take loan from any Financial Institution or any Nationalized Bank / Banks for completion of the said project and not to attach the property in question by infringing the Land Owner right and interest of the property in any manner whatsoever and no liability will be given to the Land Owners regarding the outstanding loan of the Developer.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

xi) The Developer shall obtain all necessary " No-Objection " certificate and procure " Completion Certificate " from all statutory authorities such as Panchayet and others.

ARTICLE-VI

CONSIDERATION OWNERS' ALLOCATION

The Land Owner herein shall entitled to get 48% ratio constructed area, according to their respective share of land, out of the proposed multi - storied building, along with the proportionate right, title and interest and common facilities attached with the proposed construction of new building thereon.

The Land Owner herein also entitled to get a total sum of Rs. 2,00,000.00 (Rupees two lakh) only as refundable advance money from the Developer herein out of which Rs. 1,00,000.00 (Rupees one lakh) only will be paid by the Developer on the date of execution of this agreement and balance amount Rs. 1,00,000.00 (Rupees one lakh) only will be paid by the developer to the Land owner within one month.

Be it mentioned here that, the total advance of Rs. 2,00,000.00 (Rupees two lakh) only will be repaid by the Land Owner herein to the Developer before the time of delivery of physical possession of the Owner allocated portion.



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DEVELOPER'S ALLOCATION

Save and Except the owner's allocated portion stated above, the rest portion i.e, total 52% ratio constructed area in the proposed building to be constructed on the said premises after deducting the Owner allocation including proportionate share of the common facilities and amenities of the said building.

Be it also mentioned here that, the aforesaid owner's allocated portion will be decided by and between the Land Owner and the Developer as per land ratio by executing a supplementary Agreement, to be executed by the Land Owners and the Developer after obtaining building sanctioned plan from the Pradhan, Jangra Hatiara 2 No. Gram Panchayat or NKDA or ZilaParisad and all other concern authority.

Be it mention here that, the Developer will get any adjoining plot of land for Development Purpose in future, at the time of amalgamation the Developer has exclusive right & absolute power to amalgamated the adjoining land for which the existing land owner have not raise any objection, claim over the afore said plot of land.

ARTICLE-VII

PROCEDURE

The Land Owners shall execute a Development Power of Attorney. The owner's will execute the POWER OF ATTORNEY to the developer as follows :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the all competent authorities including NKDA.
- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Competent Authorizes including NKDA.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.



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vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.

vii. To appear before any officer of the any Competent Authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

viii. To represent before any court of law.

ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.

x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.

xi. To engage and appoint any advocate or counsel wherever required.

xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.

xiii. To settle any dispute arising in respect of the said property.

xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers with in developer's allocation only at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same.

xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof in respect of developer's allocation only and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of developer's allocation only.



[Signature]
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xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xviii. To present any such conveyance or conveyances in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects in respect of Developer's allocation only.

2. The Land Owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner and shop owners after the completion of the construction and after transfer or sale of all the flats and shops to the said future owners hereof.

3. Immediately after execution of these presents the Land Owner shall handover vacant possession of the land with the existing structure to the developer and/or his representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Owner shall pay and bear the panchayet taxes, maintenance charges and other duties as outgoings proportionately in respect of the owner allocated flats and shops as may be determined by the association or society to be formed or developer after construction of the building and sale of all flats/shops. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats/shops in question among all consumers or purchasers.



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ARTICLE-VIII**CONSTRUCTION**

The Land Owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX**POSSESSION**

Immediately on execution of these presents the Owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer.

ARTICLE-X**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 36 (thirty six) months and 6 (six) months grace period from the date of sanction building plan.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESE Limited/WBSEB in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner, construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be



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made by the Developers during the period of construction subject to the sanction of the appropriate authorities.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owner shall have no liability whatsoever in this context.

ARTICLE-XI **RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the Panchayet tax, water and all other taxes from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII **SERVICE AND CHARGES**

(a) On completion of the Building and after possession of his respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.



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ARTICLE-XIII COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall alter/demolish or permit demolition of any of the main structure in their allocated portion or any part thereof. According to Sanction Plan.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owner shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI OWNERS' INDEMNITY

The Owner hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners. If any dispute arises in future regarding title of the Land Owner in that event the Land Owner will be held responsible to rectify it at his own cost.



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ARTICLE-XVII**TITLE DEEDS**

The Land Owner shall deliver all original documents and the title deed/deeds to the Developer on the date of execution and registration of the Development Agreement and the Development Power of Attorney.

ARTICLE- XVIII**MISCELLANEOUS**

(a) The Land Owner and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owner shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owner and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX**FORCE MAJEURE**

1. Force Majeure is herein defined as :

(a) Any cause which is beyond the control of the Developer.



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- (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
- (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
- (d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owner shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owner.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration & Conciliation Act, 1996 to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.



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FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT Piece and Parcel Shali land measuring more or less **2 Cottah** togetherwith all easement right appertaining thereto, lying and situated **Mouza – Ghuni, J.L. No. 23**, R.S. No. 232, Touzi No. 178 of the collector of North 24 Parganas, comprised and contained in :

R.S & L.R Dag No	L.R Khatian No	Cottah
3085	4024	2

Total land measuring more or less 2 Cottah Within the jurisdiction of Jangra Hatiara 2 No Gram Panchayet, under P.S.- Rajarhat at present Newtown, Dist.North 24 Parganas, which is butted and bounded as under:

ON THE NORTH : Amal Kabiraj.
ON THE SOUTH : Kalipada Mondal.
ON THE EAST : 4' + 4' = 8' – 0" kacha Common Passage.
ON THE WEST : R.S Dag No. 3085 (p).

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

FOUNDATION: The foundation of the building shall be reinforced cement concrete.

STRUCTURE : The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.



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- ELEVATION** : Attractive designed front elevation with exclusive finish.
- WALLS** : The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick. Both to be bounded with cement mortar.
- PLASTERING** : All external surface shall be plastered with cement and finished with plaster of Paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.
- FLOORING AND SKIRTING** : All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have 6' glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble/tiles flooring.
- DOORS** : All doors frame will be made of sal wood. The main door will be of solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.
- WINDOWS** : All window shall be aluminum frame with integrated grill and will be fitted with glass.
- TOILET FITTINGS** : All toilets will have marble/tiles Anti - Skid flooring. All toilets be provided with concealed plumbing for water. Each



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bath room shall have European W.C. or Indian type pan which the Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock. Bib cocks and shower. The comot and the basin will have white colour.

KITCHEN FITTINGS/

FIXTURES:

The Kitchen will have marble/Anti Skid tiles flooring. The Kitchen shall have R.C.C. cooking platform with black stone, 3' dado ceramic tiles on cooking slab.

ROOF :

Proper roof treatment with water proofing.

STAIRS :

All landings and steps of the stair-case will be Kota Marble / Tiles.

ELECTRICALS :

Meter-individual meter to be fitted by individual costing. All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all witch boards to be of PVC with in front cover of parapet sheet, with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed rooms :

Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, only one washing point.

Toilets :

One light point, one exhaust fan point, 15 Amps, one Geyser point.



~~Additional District Sub-Registrar
North 24 Parganas, West Bengal~~

22 FEB 2019

Living/Dining Room:	Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.
Kitchen :	Aqua Guard point and exhaust point with a 15 Amps point.
Stair :	One point in each landing.
Roof :	Two light points.
Ground floor :	Adequate light points.

WATER SUPPLY:

One underground water reservoir for storing the water is to be provided with adequate horse power capacity of pump of reputed make.

The Party has to pay extra money for any extra work other than what are stated in hereto.

THIRD SCHEDULE ABOVE REFERRED TO :

(Cost of maintenance of common service as facilities)

Part-1. (Block common portion)

- (a) Lobbies and stair case.
- (b) Stair Head Room, Lift, Machine Room, Lift well.
- (c) The ultimate roof of the building areas as marked in the plan annexed hereto.
- (d) Overhead water reservoirs.
- (e) Water pipe (save those inside any apartment).
- (f) Wiring and accessories for lighting of common areas in the block.
- (g) Lift and lift machinery.



*Additional District Registrar
North 24 Parganas*

22 FEB 2019

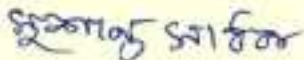
Part-2

- (1) The Community Hall and Gymnasium.
- (2) Open pathways.
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tank/s and their connection with the ~~SEW~~ NKDA.
- (6) Electric transformer/s.
- (7) Electric cables.
- (8) Underground water reservoir.
- (9) Tube well/s if any.
- (10) All external lighting.
- (11) Diesel Generating set/s.
- (12) Pumps and motors.
- (13) A.C. Community Hall.
- (14) Kids swimming pool.
- (15) Gym.
- (16) Security room.

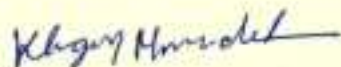
IN WITNESSES WHEREOF, the Parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. 


Signature of the Land Owner.

2. 





Additional District Sub-Registrar
Market, New Town, North 24 Parganas

22 FEB 2019

RECEIVED Rs. 1,00,000.00 (Rupees one lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
501870	22-2-19	BOB	Rs. 1,00,000/-

Animesh Mallik
 Signature of the Land owner.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das
 (Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011.



Additional District Sub-Registrar
Murshidabad North Zilla Pargana



22 FEB 2019

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BAKASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



FINGER PRINT

SIGNATURE *[Handwritten Signature]*

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



SIGNATURE *[Handwritten Signature]*

LEFT HAND FINGER PRINT NAME


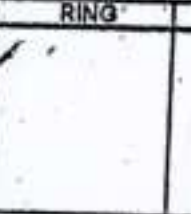
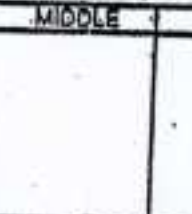
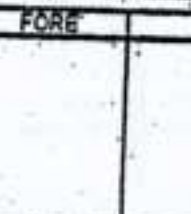
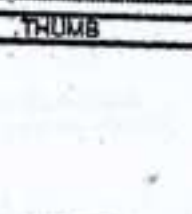

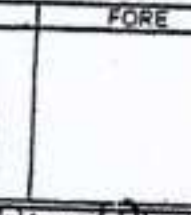
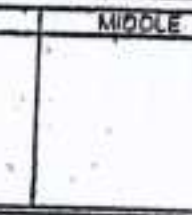
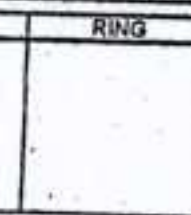
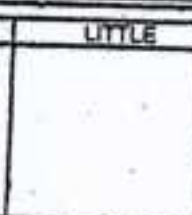
LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE *[Handwritten Signature]*

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE *[Handwritten Signature]*

[Handwritten Signature]



Additional District Sub-Registrar
New Town, North 24 Parganas


22 FEB 2019


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEIPM7211H

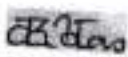
नाम /NAME
ANIMESH MALLICK


पिता का नाम /FATHER'S NAME
ACHINTYA KUMAR HALLICK

जन्म तिथि /DATE OF BIRTH
11-10-1969

हस्ताक्षर /SIGNATURE





आयकर अधीक्षक, प.सं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Animesh Mallick





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চালিকাভুক্তির তারিখ / Enrollment No. : 1213/30002/00394

04/07/2017

To
Animesh Mallick
অনিমেশ মল্লিক
S/O: Achintya Kumar Mallick
182-G
BOSEPUKUR ROAD
NEAR HINDOL PARK
Kasba
Kasba, Circus Avenue, Kolkata,
West Bengal - 700042
7044716564



KA271735819FH

27173581



আপনার আধার সংখ্যা / Your Aadhaar No. :

6900 5568 7272

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

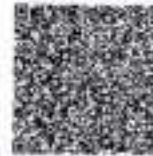


অনিমেশ মল্লিক
Animesh Mallick
পিতা : অচিন্তা কুমার মল্লিক
Father : Achintya Kumar Mallick

তারিখ / DOB: 11/10/1969

পুরুষ / Male

6900 5568 7272



আমার আধার, আমার পরিচয়

Animesh Mallick



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সার্বভৌমভাবে প্রযোজ্য।
আধার পরিচয় প্রমাণে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সম্ভাব্যক হচ্ছে।

■ Aadhaar is valid throughout the country.
■ Aadhaar will be helpful in availing Government
and Non-Government services in future.



ভারতীয় পরিচয় প্রমাণ প্রাধিকারণ
Unique Identification Authority of India™

ঠিকানা: প্রদায়: অচিন্তা কুমার
মালিক, 182-গি, বোসপুকুর রোড,
হিন্দোল পার্ক সিকিউরিটি, কাসবা,
কোলকাতা, কাসবা, পশ্চিম বঙ্গ, 700042

Address: S/O; Achintya Kumar
Mallick, 182-G, BOSEPUKUR
ROAD, NEAR HINDOL PARK,
Kasba, Kolkata, Kasba, West
Bengal, 700042

6900 5568 7272



1847



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग की ओर से जारी की गई
Permanent Account Number Card

ADKPR377BD

योगेश कोहरा
YOGESH KOHRA

बैंक का नाम / Bank's Name
TRUSTEE'S ROHRA

आय कर काल / Date of Issue
23/06/1974

आयकर कार्ड
Permanent Account Number Card

आयकर विभाग की ओर से जारी की गई
Permanent Account Number Card

योगेश कोहरा
YOGESH KOHRA

बैंक का नाम / Bank's Name
TRUSTEE'S ROHRA

आय कर काल / Date of Issue
23/06/1974

योगेश कोहरा



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



व्यक्ति अकाउंट नंबर कार्ड
Individual Account Number Card

AGJPR7205B



नाम / Name
HARISH KUMAR ROHRA

पिता या माता / Father's Name
TIRATH DAS ROHRA

जन्म तिथि / Date of Birth
03/04/1960

Harish Rohra

हस्ताक्षर / Signature



10000317



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

GRN: 19-201819-035925269-1
GRN Date: 22/02/2019 17:24:12
BRN: IK00YFRR15

Payment Mode Online Payment

Bank: State Bank of India
BRN Date: 22/02/2019 17:25:01

DEPOSITOR'S DETAILS

Id No. : 15230000310324/5/2019
[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. : Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 281 B B ST KOL 36

Applicant Name : Mr D C Das

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000310324/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	15230000310324/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	1021

Total

5942

In Words : Rupees Five Thousand Nine Hundred Forty Two only



Major Information of the Deed

Deed No :	I-1523-02463/2019	Date of Registration	26/02/2019
Query No / Year	1523-0000310324/2019	Office where deed is registered	
Query Date	22/02/2019 11:17:28 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C Das Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 28,05,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-3085	LR-4024	Bastu	Shall	2 Katha	1/-	28,05,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					3.3Dec	1 /-	28,05,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Animesh Mallick (Presentant) Son of Late Achintya Kumar Mallick 182 G Bose Pukur Main Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEIPM7211H, Status : Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Panasia Conclave Pvt Ltd 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAGCP2363J, Status : Organization, Status : Not Executed

Major Information of the Deed :- I-1523-02463/2019-26/02/2019



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Harish Kumar Rohra Son of Late Tirath Das Rohra 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGJPR7205B Status : Representative, Representative of : Panasia Conclave Pvt Ltd (as director)
2	Mr Yogesh Kumar Rohra Son of Late Tirath Das Rohra 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADKPR3778D Status : Representative, Representative of : Panasia Conclave Pvt Ltd (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Susanta Sadak Son of Late Bhuben Sadak Rohra Heights, Ramkrishnapally,, P.O:- Gouranga Nagar, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159			
Identifier Of Mr Animesh Mallick, Mr Harish Kumar Rohra, Mr Yogesh Kumar Rohra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Animesh Mallick	Panasia Conclave Pvt Ltd-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat# JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3085, LR Khatian No:- 4024	Owner:অনিমেষ মলিক, Gurdian:অচিন্ত্য কুমার মলিক, Address:182জি, বোসপুকুর রোড, খানা-কমবা,কপি-42 , Classification:শালি, Area:0.03000000 Acre,	Mr Animesh Mallick

Endorsement For Deed Number : I - 152302463 / 2019**On 22-02-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:40 hrs on 22-02-2019, at the Private residence by Mr Animesh Mallick ,Executant.

Major Information of the Deed :- I-1523-02463/2019-26/02/2019



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 28,05,000/-

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

Execution is admitted on 22/02/2019 by Mr Animesh Mallick, Son of Late Achintya Kumar Mallick, 182 G Bose Pukur Main Road, P.O. Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Indetified by Mr Susanta Sadak, , Son of Late Bhuben Sadak, Rohra Heights, Ramkrishnapally,, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 26-02-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2019 5:25PM with Govt. Ref. No: 192018190359252691 on 22-02-2019, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YFRR15 on 22-02-2019, 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 100/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4135, Amount: Rs 100/-. Date of Purchase: 21/02/2019, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2019 5:25PM with Govt. Ref. No: 192018190359252691 on 22-02-2019, Amount Rs: 4,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YFRR15 on 22-02-2019, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-02463/2019-26/02/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 97021 to 97054
being No 152302463 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.03.01 17:18:47 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 01-03-2019 5:18:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

