

1290/2020

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 913616

Certified that the document is suitable to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Register
Cantonment, Dum Dum, 24-Pgs. (North)
12 FEB 2020

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11-45am
S-244752
2/12 24/12/20
+ 20/12/20
Ramesh



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 12th day of February, Two Thousand Twenty

BETWEEN

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ক্রমিক নং 711 তারিখ 05/2/2020

মূল্য : 500 =

ক্রেতা : P.K. Banopaymal (son)

ঠিকানা : Hursahingra

জেতা : Ranpita Ran

কাশিপুর দমদম এ.ডি.এস.আর. অফিস
বি

স্বাক্ষরের নাম - বঞ্জিতা পাল

ক্রেতার নাম :- ব্যারাকপুর

টি ডি নং :-

স্ট্যাম্প খরচের তারিখ 05.02.2020

এ টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরচ করা হয়েছে 440000/-

12 FEB 2020



Proddip Mallick
40. Cate S.C. Mallick
Rabindra Nagar
Nimta, Kal-49

Additional District Sub-Registrar
Dum-Dum North 24 Parganas

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: 2 :

MR. ARINDAM DAS (PAN AJXPD8328G) son of Late Binoy Bhushan Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at 32, Badra Baroatitala Road, P.S. Dum Dum, P.O. Italgacha, Kolkata – 700079, District : North 24-Parganas, West Bengal, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

RADIANT CONSTRUCTION, having its' registered Office at 96/5, Dr. J.R. Dhar Road, P.O. Dum Dum, P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietor **MR. RABIN DAS (PAN AUXPD7618N)**, son of Rakhhal Chandra Das, by faith Hindu, by occupation business, by Nationality Indian, residing at 96/5, Dr. J.R. Dhar Road, P.O. Dum Dum, P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, hereinafter called the '**PROMOTER/DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Ajit Kumar Ghosh son of Phani Bhusan Ghosh of 1/3, Goabagan Street, Kolkata – 700006 was absolutely seized and possessed ALL THAT piece and parcel of land measuring 1.11 satak lying and situated at Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, Dag No. 436 under Khatian No. 295, P.S. Dum Dum, District : North 24-Parganas by purchasing from Moulavi Wasimuddin Ahammad through a registered Deed of Conveyance which was executed and registered on 04.08.1947 and recorded in Book No. I, Volume No. 49, Pages 45 to 52, Being No. 2249 for the year 1947 at Alipore District Registration Office, by mutating his name and by paying taxes and revenues to the competent authority and by recording his name in the Revisional Settlement Record.

AND WHEREAS said Ajit Kumar Ghosh absolutely sold and transferred ALL THAT piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less with other properties lying and situated at Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, District : North 24-Parganas to Mina Rani Das on taking valuable consideration through a registered Deed of Conveyance

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which was executed and registered on 13.05.1974 and the same was recorded in Book No. I, Volume No. 75, Pages 1 to 5, Being No. 3983, for the year 1974 at Sub-Registration Office Cossipore Dum Dum.

AND WHEREAS since the aforesaid purchase said Smt. Mina Rani Das absolutely seized and possessed **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with structure lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S.Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, by mutating her name and by paying taxes and revenues to the competent authority.

AND WHEREAS said Smt. Mina Rani Das alias Mina Das died intestate on **06.08.1994** leaving behind her husband Benoy Bhusan Das and only son Arindam Das being her only legal heirs and representatives. Said Benoy Bhusan Das died intestate on **25.07.1998** leaving behind his only son Arindam Das being his only legal heirs and representatives. Said Arindam Das inherit the aforesaid property according to Hindu Succession Act, 1956.

AND WHEREAS said Arindam Das, the Owner herein, absolutely seized and possessed **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with structure lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, by mutating his name and by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule 'A' herein below.

AND WHEREAS said Sri Arindam Das, the owner herein, is desirous for developing the property of land measuring **3 Cottahs 2 Chittaks 17 sq.ft. more or less** by constructing multi-storied (G+4) building in accordance with the building plan to be sanctioned by the Dum Dum Municipality.

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AND WHEREAS upon the aforesaid representation of the Owner and subject to verification of title of the Owner concerning the said premises, the Promoter/Developer has agreed to develop the said premises by constructing a multistoried (G+4) building on the land measuring **3 Cottahs 2 Chittaks 17 sq.ft. more or less** in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

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

- 1.a) **OWNER** shall mean **SRI ARINDAM DAS**, his heirs, executors, administrators and legal representatives.
- 1.b) **PRMOTER/DEVELOPER** shall mean **RADIANT CONSTRUCTION**, and its heirs executors administrators assigns successors.
- 1.c) **TITLE DEED** shall mean all the documents referred to herein above and all documents of title in respect of the aforesaid property.
- 1.d) **PREMISES** shall mean the **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, P.S. Dum Dum, District : North 24-Parganas, within the municipal limits of Dum Dum Municipality, Ward no. 01, more fully and particularly described in the schedule 'A' hereunder written along with structure standing thereon.
- 1.e) **BUILDING** shall mean the multi-storied (G+4) building to be constructed on the said premises.
- 1.f) **COMMON FACILITIES AND AMENITIES** shall include corridors, stairways, passage ways, drive ways, lift, lift well, lift room, machineries, overhead reservoir, under ground reservoir, meter, pump, motor and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions roof and terrace of the building maintenance and/or management of the building.
- 1.g) **SALEABLE SPACE** shall mean the space excepting the owner's allocation in the building available for independent use and occupation after making the provisions for common facilities and the space required that for.

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1.h) **OWNER'S ALLOCATION** shall mean **48% constructed area** including proportionate stair area and lift area out of which **One Garage on Ground Floor, Two nos. shops on Ground Floor** having covered area **80 sq.ft. and 100 sq.ft. more or less, Entire Second Floor, and one self contained 3 BHK flat on Third Floor at Front side, one self contained 2 BHK flat on Fourth Floor at back side** in the building which is to be constructed by the Promoter/Developer herein along with proportionate share of land which is fully described in the Schedule "B" herein below and which shall be allocated to the Owner free of any costs expenses and charges of the Owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro-rata basis as fully and particularly set out in Schedule 'B' hereunder written. Be it also mentioned herein, **remaining area** of owner's allocation to be adjusted in the **Ground Floor at back side** in the proposed building. Be it mentioned here, the Promoter/ Developer herein will pay a sum of **Rs.3,00,000.00 (Rupees Three lakhs) only** to the Owner herein being security deposit on the following manner.

- i) **Rs.1,00,000.00 (Rupees One lakh) only** at the time of signing this Agreement;
- ii) **Rs.1,00,000.00 (Rupees One lakh) only** at the commencement of work.
- iii) **Rs.1,00,000.00 (Rupees One lakh) only** at the time of first floor roof casting;

1.i) **DEVELOPER'S/PROMOTER'S ALLOCATION** shall mean the remaining of the area in the building to be constructed in the said premises after allocating to the Owner as aforesaid including proportionate share in the common facilities and amenities on pro rata basis fully described in the Schedule 'C' herein below.

2. THE OWNER DECLARES AS FOLLOWS :

- a) That the Owner above named is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.
- b) That the said premises is free from all encumbrances charges and Owner had a marketable title in respect of the said premises.
- c) That the said premises is free from all encumbrances charges and liens, lispendents attachments trust acquisance requisitions whatsoever or howsoever.

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d) That there is no excess vacant land of the said premises within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.

e) If any disputes will arise in respect of the title of land in future, the Owner will be liable to pay compensation to the Developer/Promoter herein, except the investment already made in respect of the property.

3. The Owner and the Developer/Promoter do hereby declare and covenant as follows:

(a) That the Owner hereby grant exclusive right to the Developer/Promoter to prepare building plan and to have sanctioned or re-sanctioned of the same at his own costs and to undertake make construction after demolishing the existing structure standing on the said premises in accordance with the plan to be sanctioned by the Dum Dum Municipality.

(b) That all applications, plans, completion certificate, other papers and documents as may be prepared by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer/Promoter on behalf of the Owner at the Developer/Promoter's own cost and expenses and the Owner shall sign all the necessary papers for the same at the request of the Developer/Promoter as and when required.

(c) That nothing herein contained shall be construed as demised or assignment or conveyed or as creating any right title or interest in respect of the said premises in favour of the Developer/Promoter other than an exclusive licence or right to the Developer/Promoter to do or refrain from doing the acts and things in terms whereof and to deal with the Developer/Promoter's allocation.

(d) That the Owner immediately execution of these present shall hand over the vacant peaceful possession of the aforesaid property.

(e) That the Owner shall grant to the Developer/Promoter a Development Power of Attorney for the purpose of obtaining the sanctioned/re-sanctioned plan and all necessary permission and obtain completion certificate and sanction from different authorities in connection with the construction of the building and also for pursuing the following of the matters with the Dum Dum Municipality and other authorities and to negotiate and to take

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earnest money and/or total consideration money from the intending purchaser/s of the flat/flats/garage of the building to be constructed and to execute and to register the same before the Addl. Dist. Sub-Registrar, District Registrar, Registrar of Assurances.

(f) That upon completion of the new building the Developer/Promoters shall put the Owner in undisputed possession of the Owner's allocation completed as per specification given in Schedule 'D' together with the rights in common facilities and amenities.

(g) That the Owner and the Developer/Promoter shall exclusively entitled to their respective share of allocation in the building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and the Owner shall not in any interfere with or disturb the quite and peaceful possession of the Developer/Promoter's allocation.

(h) That in so far as necessary dealings with the Developer/Promoter in respect of the building including agreement for sale or transfer concerning the Developer/Promoter allocation shall in the name of the Owner for which purpose the owner undertakes to give the Developer/Promoter a Development Power of Attorney in a form and manner required by the Developer/Promoter provided however the same shall not create any financial liabilities upon the Owner in any manner whatsoever.

(i) That Owner shall execute and register deed of conveyance or conveyances in favour of the Developer/Promoter or his nominee or nominees or such part or parts as shall be required by the Developer/Promoter in respect of the Developer/Promoter's allocation and all costs and expenses including stamp duty and registration charges shall be borne and paid by the Developer/ Promoter or his nominee or nominees.

(j) That the Developer/Promoter shall at his own cost construct and complete the new multi-storied (G+4) building at the said premises accordance with the sanctioned plan confirming to such specification as are mentioned in Schedule 'D' hereunder written and as may be recommended by the Architect of the Developer/Promoter. The Owner shall not be responsible or liable for any deviation from sanctioned plan in the construction of new building by the Developer/Promoter.



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(k) That the Developer/Promoter shall install in the said building at his own cost pump, overhead reservoir, electric wiring, lift, lift machineries, and other facilities as are required to be provided in the new building constructed for sale of flats/garages therein on ownership basis and as mutually agreed.

(l) That the Developer/Promoter shall be authorised to negotiate with the intending Purchaser or Purchasers for sale of the Developer/Promoter's allocation and to enter into any Agreement/s with the intending Purchaser or Purchasers and to receive earnest money against valid receipts put the same shall not create any financial liability upon the Owner in any manner whatsoever.

(m) That the Developer/Promoter shall at his own cost and expenses and without creating any financial or other liabilities on the Owner construct and complete the said multi-storied (G+4) building in accordance with the sanctioned plan and any amendment thereto or modifications thereof made or cause to be made by the Developer/Promoter.

(n) That as from the date of sanction of the construction plan by the Dum Dum Municipality the municipal rates and taxes as also other out goings in respect of the said premises and till such time as the possession of the said Owner's allocation are made shall be borne and paid by the Promoter/Developer and all outstanding dues on account of municipal rates and taxes as also other outgoings upto the date of delivery of possession to the Developer/Promoter shall remain the liabilities of the Owner and shall be borne by the Owner.

4. That the Owner hereby agree and covenant with the Developer/Promoter as follows:

(a) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer/Promoter.

(b) Not to do any act, deed or thing what by the Developer/Promoter may be prevented from selling assigning or disposing of any of the Developer/Promoter's allocated portion in the building as the said premises.

(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Promoter during the period of the said construction.



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(d) To remain bound to execute all agreements for sale or transfer concerning the Developer/Promoter's allocation and shall remain bound to execute a Development Power of Attorney empowering the Developer/Promoter to execute all such agreement or agreements for sale or transfer and to execute and to register all such deed or deeds for sale or transfer for and on behalf of the Owner's concerning the Developer/Promoter's allocation of the building of the said premises on receipt of the consideration money and/or earnest money and to grant valid receipt by the Developer/Promoter and/or cancel or repudiate the same by the Developer/ Promoter.

(e) To vacate the possession within 7 (seven) days from the date of obtaining sanctioned building plan and the existing building will be the property of Promoter/Developer.

(f) That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor used thereof for any purpose which may cause any nuisance, annoyance or hazards to the other purchaser or purchasers of the apartments of the building.

(g) To pay all the arrear outstanding electricity charges if any till the date of delivery of peaceful vacant possession to the Promoter/Developer failing which the Developer/ Promoter will pay the same to the proper authority from deducting the Owner's allocation.

(h) To use the existing electricity meter after obtaining the owner's allocation and to pay the electricity charges according to consumption to the CESC Limited.

5. THE DEVELOPER/PROMOTER HEREBY AGREE AND COVENANT WITH THE OWNER AS FOLLOWS :

(a) That the Developer/Promoter will complete the construction and/or hand over the Owner's allocation within 24 (twenty four) months from the date of commencement of the work and it may be extended for further 6 (six) months;

(b) Not to violate or contravene any of the provisions or rules applicable to the construction of the said building.

(c) To keep the Owner indemnified against all third party claims and actions arising out of any sort of the act of commission of the Developer/Promoter in relative to the construction of the said building.



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(d) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer/Promoter's action with regard to the development of the said premises and in the matter of construction of the said building and/or for any defects therein.

6. THE OWNER AND THE DEVELOPER/PROMOTER ALSO HEREBY COVENANTS AS FOLLOWS :

(a) That Owner and the Developer/Promoter hereby declare that they have entered into this agreement purely as a contract basis and as a joint venture in any manner nor shall the parties hereto constitute as association of persons.

(b) The Owner hereby undertakes that the Promoter/Developer shall be entitled to construct and shall enjoy its allocated space without any interference or disturbance provided the Developer/Promoter performed and fulfill all the terms and conditions herein contained.

(c) The Owner shall do or execute or caused to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer/Promoter and for which the Developer/Promoter meet the authority of the Owner including any such additional Power of Attorney and/or authorisation as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the Owner and/or go against the spirit of these presence.

(d) The Owner shall not be liable for any Income Tax, or any other taxes in respect of the Developer/Promoter's allocation which shall be liability of the Developer/ Promoter who shall keep the Owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the building or common part thereof.

(f) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer/Promoter by the Owner or as creating any right title or interest in respect thereof in favour of the Developer/Promoter to do the acts and things expressly provided hereto as also in the Development



Handwritten signature

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Power of Attorney to be given for the purpose **PROVIDED HOWEVER THE** Developer/Promoter be entitled to raise fund from any Bank or Banks without creating any financial liability on the Owner or affecting its estate and interest in the said premises and for that purpose the Developer/Promoter shall keep the Owner indemnified against all acts suits proceedings and costs charges and expenses in respect thereof.

(g) As and from the date of completion of the building, the Developer/Promoter and/or his transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of ground rent and other taxes payable in respect of her spaces.

(h) The Owner shall deliver or cause to be delivered to the Developer/Promoter all the original title deeds relating to the said premises simultaneously with the execution of these presents.

(i) Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each part and the award of the Arbitrators shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 and its statutory modification and/or reenactments thereof in force from time to time.

(j) That the Promoter/Developer will pay monthly rent @Rs.10,000.00 (Rupees Ten thousand only) to the Owner for alternative accommodation of the Owner herein from the date of delivery of possession of the existing building till delivery of owner's allocation. The Promoter/Developer will demolish the existing building and remove broken materials from the site at his own cost.

(k) Notwithstanding the foregoing provisions, the rights to sue for specific performance of this contract by one part against the other as per the terms of this Agreement shall remain in force.

(l) Save and except what are herein before provided rights and liabilities of the parties shall be governed by the law in force.



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Cossapurse, North 24 Parganas

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SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with R.T. Shed measuring **200 sq.ft.** more or less with **neat cement finished floor** lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079,** appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, L.R. Dag No. 436 under L.R. Khatian No. 3, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum, along with all rights of easements and common passages which is butted and bounded by:

On the North by : 21'-0" wide Municipal Road;

On the South by : Property of Dinesh Poddar;

On the East by : Property of Joshna Rani Deb.

On the West by : 11'-0" wide Common Passage.

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

ALL THAT piece and parcel of **48% constructed area** including proportionate stair area and lift area out of which **One Garage on Ground Floor, Two nos. shops on Ground Floor** having covered area **80 sq.ft. and 100 sq.ft. more or less, Entire Second Floor, and one self contained 3 BHK flat on Third Floor at Front side, one self contained 2 BHK flat on Fourth Floor at back side** in the building which is to be constructed on the aforesaid property lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079,** within the municipal limits of Dum Dum Municipality, Ward No. 01, P.S. Dum Dum, District : North 24-Parganas and along with undivided proportionate share of land fully described in the Schedule 'A' herein above and common areas and facilities attached with the said allocated portion. Be it mentioned here, the Promoter/Developer herein will pay a sum of **Rs.3,00,000.00 (Rupees Three lakhs) only** to the Owner herein being security deposit on the following manner. At the time of obtaining possession of owner's allocation as mentioned above, the Owner will refund the aforesaid sum of **Rs.3,00,000.00 (Rupees Three lakhs) only** without interest to the Promoter/ Developer herein.

i) **Rs.1,00,000.00 (Rupees One lakh) only** at the time of signing this Agreement;

ii) **Rs.1,00,000.00 (Rupees One lakh) only** at the commencement of work.

iii) **Rs.1,00,000.00 (Rupees One lakh) only** at the time of first floor roof casting;



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**SCHEDULE 'C' REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)**

ALL THAT piece and parcel of **remaining** constructed area after allocating Owner's allocation of the building included with proportionate stair area and lift area and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above lying and situated at Holding No. 32, Badra Baroaritala Road, Kolkata – 700079, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above and all rights of common areas and facilities and amenities.

**SCHEDULE 'C' REFERRED TO ABOVE
(SPECIFICATION OF WORKS OF FLATS)**

ALL THAT the specification of the building and flats as stated above : -

NATURE OF CONSTRUCTION :

R.C.C. Column, structure , inside will be finished by cement plaster with putty with Ambuja/Lafarge Cement/Ultra Tech, Rod, 1 no. quality bricks.

FLOORING AND DADO : All bed rooms, drawing rooms, living rooms and balcony will be of good quality Floor Vitrified/Marble. Toilet will be of marble. Kitchen will be with black stone and will be of Vitrified/marble with 4" skirting on all side with marble. Stair to be completed with marble.

DOORS :

All door frames made of sal wood. Main door will be provided of good quality wooden door with primer and inside door will be provided flush with primer. Locks of stainless steel on the main door. Standard quality stainless steel hinges, tower bolt will be fitted. Shutter to be fixed in front of Garage.

WINDOWS :

Sliding Aluminum widow protected with M.S. Grill fitted on the outer side. Front windows of the building will have reflective coloured glasses with MS grill fitted in the inner side.



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KITCHEN :

Black stone on cooking platform with polished green marble and stainless steel sink will be provided. Glazed tiles will be fixed upto 4' ft. height from the cooking platform. Standard bib cock at the sink and another at the bottom of the sink with one aquaguard point will be provided.

TOILET :

Designed glazed tiles on the wall to be provided upto 6' ft. height from floor. Western type white commode with white PVC cistern in one toilet and white Inidan type Pan and white PVC cistern in other toilet. One white basin in Toilet. One hot & cold water line will be provided in one toilet only. One tap water point, one shower point and one tap near the commode or pan will be provided in both the toilets.

WATER SUPPLY :

24 hours water supply round the clock is assured to which necessary Deep Tube well with submersible pump will be installed. Plumbing with G.I. Pipes & fittings only inside of toilet. PVC water line to be fitted/fixed at outside.

Outer Wall : 8"/5" thick with baking and plastering.

E L E C T R I C : Full concealed copper wiring (of reputed co. make) M.C.B.:

- In Bed Rooms : 1 Fan Point, 3 light points, Three 5 AMP plug points including one bed side, A.C. point in one bed room.
- Living-cum-dining : 2 Fan Points, 5 light points, One 15 AMP plug point for Refrigerator, 1 T.V. point and cable point. One 15 amp plug point (Washing machine), three 5 amp plug points.
- Kitchen : 1 exhaust Fan point or 1 chimney point, Two 15 AMP plug points, 2 light points, 1 Acquaguard point.
- Toilet : 1 exhaust Fan Point, 1 light point and one 15 AMP plug point for gizzar (only attached toilet) .
- Thakur ghar – 2 light points, one plug point, one Fan point
- Balcony : 1 light point and one 5 Amp point;
- Calling Bell : 1 calling bell point in outside the main entrance of the flat;



অতিরিক্ত জেলা সবার সিনিয়র
কোচরাপোরে ডুম-ডুম ২৪ পর্গানা

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COMMON LIGHTING : Overhead illumination for front side of the building and PL lamps at the main landing of each floor, main entrance, common passage and outside of the building will be provided;

PAINTING & FINISHING : Inside of the flats will be putty with colour paint finish and exterior of the building will be snowcem and front elevation of the building will be weather coat finish. Main door (wooden) inside and other doors with standard primer. Grills will be painted with black paint.

LIFT : Lift of reputed Co. as per choice of Developer/Promoter.

COMMON SERVICE AND UTILITIES AREA : Common passage, stair case, Electric Meter room, Septic Tank, overhead water tank, underground water tank, Pump, lift and top roof are the common areas and facilities.

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[Faint handwritten text]

[Faint handwritten text]



Additional District Sub-Registrar
Cosepore Dum-Dum 24 Pgs. WB

12 FEB 2020

: 16:

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures on this agreement on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

1) Pradip Hallick
Rajendra Nagar
Nimta, Kol-49

2) Sanjay Paul
Feeder Road.
Kol-56

Arindam Das

SIGNATURE OF THE OWNER

For Radiant Construction

Raj. Das
Proprietor

SIGNATURE OF PROMOTER/DEVELOPER

...17...

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Handwritten text on a small yellowish paper strip.



Addl. District Sub-Registrar
Cosepore Dum-Dum 24 Parganas
12 FEB 2020

: 17 :

R E C E I P T

RECEIVED sum of **Rs.1,00,000.00 (Rupees One lakh)** only from the Promoter/ Developer herein being part payment of total security deposit which is refundable as per memo below :

MEMO OF CONSIDERATION

Draft/Cheque No	Date	Name of the Bank	Amount
797968	12.02.2020	Vijaya Bank	Rs.1,00,000.00
Total			Rs.1,00,000.00

(Rupees One lakh) only

WITNESSES ;

1) *Rudip Mallik*

2) *Sajay Paul*

Asindam Das

SIGNATURE OF THE OWNER

Prepared by:

P. K. Sanyal

**Advocate,
High Court, Calcutta.
File No. WB/2653/1999**

Handwritten text in Bengali script, possibly a name or address, on a small yellowish paper fragment.



Addl. District Sub- Registrar
Jambhore Dura-Dura 24 Parganas
12 FEB 2020

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

GRN: 192019200178969451 Payment Mode Online Payment
GRN Date: 11/02/2020 13:16:52 Bank : State Bank of India
BRN : CKM1820310 BRN Date: 11/02/2020 13:17:34

DEPOSITOR'S DETAILS

Id No. : 15060000224752/1/2020

[Query No./Query Year]

Name : BISWAS CONSULTANCY
Contact No. : Mobile No. : +91 9239880397
E-mail :
Address : 101C SOUTH SINTHEE ROAD
Applicant Name : Mr RABIN DAS
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS



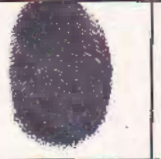
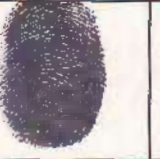









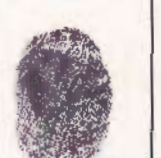






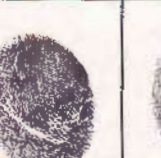

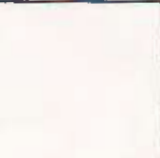




Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000224752/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	15060000224752/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	1021

Total

7542

In Words : Rupees Seven Thousand Five Hundred Forty Two only

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants							
	 <p><i>Azindan Bas</i></p>							
		(Left Hand)						
								
		(Right Hand)						
			 <p><i>Raj</i></p>					
				(Left Hand)				
								
(Right Hand)								
				(Left Hand)				
								
		(Right Hand)						



✓

1301 District Sub- Registrar
Cochin District - Dura - Dura 24 Feb 20
12 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABIN DAS

RAKHAL CHANDRA DAS

10/11/1967

Permanent Account Number

AUXPD7618N

Signature



02042010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



Rabin Das
Year of Birth : 1967
Male



7233 9484 7058

आधार – आम आदमी का अधिकार

R. Das



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Late Rakhai Chandra Das, H no 96/5,
Dr. Jiban Ratan Dhar Road, Dum Dum S.O,
Kolkata, West Bengal, 700028

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINDAM DAS

BINOY BHUSHAN DAS

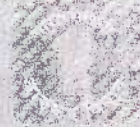
17/06/1974

Permanent Account Number

AJXPDS328G

Arindam Das

Signature



01/03/2009

Arindam Das

DRIVING LICENCE

Licence No. WB- 24 026592

Date of issue

Valid Upto

28-10-2002

27-10-2021



Name PRADIP MALLICK

S/D/W Sarat Ch. Mallick

Blood Group

Address Rabindra Nagar. Po:Ps:Nimta
Kolkata-49.


Licensing Authority
NORTH 24 PARAGANAS
BARRACKPORE

Major Information of the Deed

Deed No :	I-1506-01257/2020	Date of Registration	12/02/2020
Query No / Year	1506-0000224752/2020	Office where deed is registered	
Query Date	07/02/2020 12:09:31 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	RABIN DAS 96/5, Dr. J.R. Dhar Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9051079690, Status : Buyer/Claimant		
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. 2/-	Rs. 43,57,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Badra Banawaritala Bye Lane, Mouza: Badra, , Ward No: 01, Holding No:32 JI No: 9, Pin Code : 700079

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-436	RS-294	Bastu	Bastu	3 Katha 2 Chatak 17 Sq Ft	1/-	42,97,856/-	Width of Approach Road: 21 Ft.,
Grand Total :					5.1952Dec	1 /-	42,97,856 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	



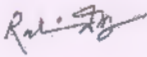
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARINDAM DAS Son of Late Binoy Bhushan Das Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office			
		12/02/2020	LTI 12/02/2020	12/02/2020
32, Badra Baroatitala Road, P.O:- Italgacha, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJXPD8328G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	RADIANT CONSTRUCTION 96/5, Dr. J.R. Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AUXPD7618N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABIN DAS (Presentant) Son of Rakhil Chandra Das Date of Execution - 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020, Place of Admission of Execution: Office			
		Feb 12 2020 2:25PM	LTI 12/02/2020	12/02/2020
96/5, Dr. J.R. Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUXPD7618N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RADIANT CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Mallick Son of Late Sarat Chandra Mallick Rabindranagar, P.O:- Nimta, P.S:- Nimta, North Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700049			<i>Pradip Mallick</i>
	12/02/2020	12/02/2020	12/02/2020

Identifier Of Mr ARINDAM DAS, Mr RABIN DAS

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ARINDAM DAS	RADIANT CONSTRUCTION-5.19521 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr ARINDAM DAS	RADIANT CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150601257 / 2020

On 12-02-2020

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

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

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

Presented for registration at 11:45 hrs on 12-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RABIN DAS ,.

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 43,57,856/-

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

Execution is admitted on 12/02/2020 by Mr ARINDAM DAS, Son of Late Binoy Bhushan Das, 32, Badra Baroatitala Road, P.O: Italgacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business

Indetified by Mr Pradip Mallick, , , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 12-02-2020 by Mr RABIN DAS, Proprietor, RADIANT CONSTRUCTION (Sole Proprietoship), 96/5, Dr. J.R. Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Pradip Mallick, , , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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 11/02/2020 1:17PM with Govt. Ref. No: 192019200178969451 on 11-02-2020, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM1820310 on 11-02-2020, Head of Account 0030-03-104-001-16

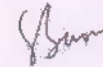
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 711, Amount: Rs.500/-, Date of Purchase: 05/02/2020, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2020 1:17PM with Govt. Ref. No: 192019200178969451 on 11-02-2020, Amount Rs: 6,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM1820310 on 11-02-2020, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 61375 to 61403

being No 150601257 for the year 2020.



Digitally signed by SUMAN BASU
Date: 2020.02.14 13:27:23 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2020/02/14 01:27:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)