

7419/19

I-6969/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 304699

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

*[Signature]*  
Additional District Sub-Registrar  
Cooch Behar, Dum Dum, 24-Pin. (North)

02 AUG 2019

**AGREEMENT FOR DEVELOPMENT**

THIS AGREEMENT is made on this 2nd Day of August in the year TWO THOUSAND NINETEEN [2019].

**AMONGST**

Continued to page no.....2

2/8  
 12-40  
 S-1089639  
 1 K: 8th 28th  
 + 4th 28th RTK

क्रमिक नं. 1530 तारीख 08-07-19  
 मुला नं. 1571.  
 फ्रेम नं. M/S, METRO DEVELOPERS  
 ठिकाण नं. 8/2/32, Aravinda Sudder  
 जिल्हा नं. Kalyan 28  
 नाईब नाम नं. *Ranjitkar*  
 काशिपूर मजदूर ए.

जेष्ठारर नं. *राजेश पाल*  
 ठिकाण नं. बाराकपुर  
 दि. नं. 05-JUL-2019  
 रक्कम 180000

*Bablu Kan*  
 S/O Sale:- G.C. Kar  
 19/4 K.B. Sarani  
 PO:- Mall Road  
 PS:- Dum, Dum  
 Kalyan  
 Retired



ADD. District Sub-Registrar  
 Kalyan District  
 02 AUG 2019

**MR. SAMBHU NATH DAS**, (PAN-CZUPD7526F) son of Late Ramani Kanta Das, residing at 1, No. Matilal Colony, 24/12 Jessore Road, P.O. & P.S.- Dum Dum, Kolkata- 700 028, District-North 24 Pgs., W.B. herein after called the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**"M/s. METRO DEVELOPERS"** (PAN-AARFM3683J) having its office at 32, East Kamalapur (Holding no. - 8/2/32, Arabinda Sarani), P.O. & P.S. - Dum Dum, Kolkata - 700 028, District - North 24 parganas, West Bengal represented by its partners -

**1. Sri Sanjib Kumar Gope** (PAN-AGFPG3864R) S/o Sri Dulal Chandra Gope, by faith- Hindu, by occupation - Business, residing at 32, East Kamalapur, (Holding no. - 8/2/32, Arabinda Sarani), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

**2. Sri Chiradip Kundu** (PAN-AHSPK8843N) S/o Sri Barun Kumar Kundu, by faith - Hindu, by occupation - Business, residing at 12, Dr. Jiban Ratan Dhar Road, (Holding no.-16), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

**3. Sri Pranab Dey** (PAN-AIIPD5321M) S/o Late Prosad Lal Dey, by faith - Hindu, by occupation - Business, residing at 42, Dr. Jiban Ratan Dhar Road, (Holding no.-55), P.O. & P.S. - Dum Dum, Kolkata - 700 028, W.B.

ALL are herein after called the **"DEVELOPERS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean an included their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** by way of registered Deed of gift dated **26<sup>th</sup> Day of April, 1991**, which was duly registered in the office of Addl. District Registrar, North 24 Parganas at Barasat and recorded therein Book No. I, Volume No. 4, Pages from 245 to 248 being Deed No. 287 for the year 1991 the **Governor of the State of West Bengal** granted, transferred and assigned to **Sri Ramani Kanta Das**, son of Late Annada Charan Das is the absolute owner of land measuring about **3 (Three) Cottahs 4 (Four) Chittacks** more or less of homestead land patterning to C.S./R.S. Dag No. 2001(P), E/P No. - 12, S.P. No. - 120, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 11, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/12, Jessore Road, Kolkata -700 028**, under sub registration office - Cossipore, Dum Dum and mutated his name in the record of Dum Dum Municipality and enjoyed by paying taxes regularly.

AND WHEREAS Ramani Kanta Das died intestate on 03.01.1994 leaving behind him the following only legal heirs and successors:-

Smt. Lakshmi Rani Das	wife
Sri Swapan Kumar Das	Son
Sri Shambhu Nath Das alias Sri Sambhu Nath Das	Son
Smt. Lila Dutta	Daughter
Smt. Bela Dutta	Daughter
Smt. Shila Das	Daughter

AND WHEREAS upon the death of said Ramani Kanta Das said Smt. Lakshmi Rani Das, Sri Swapan Kumar Das, Sri Shambhu Nath Das alias Sri Sambhu Nath Das, Smt. Lila Dutta, Smt. Bela Dutta & Smt. Shila Das become the absolute owners of entitled to the right, title and interest of the undivided share of aforesaid property lying and situate at **Municipal Holding No. 24/12, Jessore Road, Kolkata - 700 028** under the local limit of Dum Dum Municipality, Ward No. 11 by Hindu Law of Succession to which the said **Ramani Kanta Das** was governed at the time of his death.

AND WHEREAS out of the said property by way of registered Deed of gift dated **12<sup>th</sup> Day of November, 2009** which was duly registered in the office of Addl. District Sub Registrar, Cossipore Dum Dum North 24 Parganas and recorded therein Book No. I, Volume No. 254, Pages from 149 to 154 being Deed No. 10226 for the year 2009 the **Smt. Lakshmi Rani Das, Sri Swapan Kumar Das, Smt. Lila Dutta, Smt. Bela Dutta & Smt. Shila Das** granted, transferred and assigned their entire share to **Sri Shambhu Nath Das alias Sri Sambhu Nath Das** and thus **Sri Shambhu Nath Das alias Sri Sambhu Nath Das** is the owner of land measuring about **1 (One) Cottah 8 (Eight) Chittacks 28 (Twenty Eight) sq.ft** (1066 Sq.ft + 42 sq.ft i.e. 50% of common passage) more or less of homestead land patterning to C.S./R.S. Dag No. 2001(P), E/P No. - 12, S.P. No. - 120, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 11, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/12, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum and mutated his name in the record of Dum Dum Municipality and enjoyed by paying taxes regularly and morefully and specifically described in the **Schedule - "A"** herein under written.

WHEREAS the **FIRST PART** herein desirous to develop the said property but he could not do it himself. Thereafter the **FIRST PART** approached the **SECOND PART** to develop and to construct multi-storied building on the said property **after amalgamation of the adjacent plot of land**. The **SECOND PART** herein called as '**DEVELOPER**' has agreed to the said proposal of the **FIRST PART** herein called as

'OWNER'. Thereafter the FIRST PART the OWNER herein has authorised the SECOND PART to develop and to construct building therein. The FIRST PART and the SECOND PART has now entered into this written agreement on certain terms and conditions stipulated hereinafter on the day month and year first above written.

**NOW THIS AGREEMENT AND IT IS HEREBY AGREED "BETWEEN" THE PARTIES AS FOLLOWS:**

**Article - I :**

Unless as in these presents it is repugnant to the consistent the following works and / or expression shall mean as hereinafter mentioned.

**1.1 OWNER** - shall mean the above named owner / landlord specially mentioned in the **FIRST PART** including and his / her heirs, executors, administrators, legal representatives and assigns.

**1.2 DEVELOPERS** - shall mean the above named Developers specially mentioned in **SECOND PART** or any Company / Firm formed by the above named developers with having respective office and licence as would be required for such Company / Firm and its successors in office.

**1.3 THE PROPERTY** - shall mean all that piece and parcel of land measuring about **1 (One) Cottah 8 (Eight) Chittacks 28 (Twenty Eight) sq.ft** (1066 Sq.ft + 42 sq.ft i.e. 50% of common passage) more or less of homestead land patterning to C.S./R.S. Dag No. 2001(P), E/P No. - 12, S.P. No. - 120, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 11, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/12, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum particularly described in **Schedule "A"** here under.

**1.4 THE BUILDING** - shall mean the building consists of several flats to be constructed on the said property in accordance with the building plan to be sanctioned by the Authority of Dum Dum Municipality.

**1.5 THE UNIT** - shall mean the partly or wholly constructed in apartment in the building, which is agreed to be proportionate share in common portions including the septic tank except the open to sky back space of the said property and structure whatsoever as the case may be.

**1.6 PROPORTIONATE OR PORTION** - shall mean the area between the built up area of the unit and the total constructed portion within the said property with the undivided share in the land comprised in the built up area held by the owner / landlord.

**1.7 THE COMMON PORTION** - shall mean and include the common portion to be made and erected for convenience of the owner, intending purchaser and / or lawful occupiers for ingress and egress to the said property and building.

**1.8 THE ARCHITECT** - shall mean such architect or architects appointed by the Developers as architect for the building.

**1.9 SALEABLE SPACE** - shall mean the space in the building available for independent exclusive use and occupation after making due provisions for common areas and facilities amenities and spaces required therefore.

**1.10 DEVELOPERS SHARE** - shall mean all the constructed area except owner's allocation with refer to the consideration clause of this agreement and the Developers and / or entitled to appropriate the sale processes in respect of Developers' allocation.

**1.11 TRANSFER** - shall mean with it grammatical variation for effecting that is understood as a transfer of the share of land including the Multi-storied building to be sold by Developers executing and registering Deed or Deed of conveyance in accordance with the provisions of law on behalf of the Owners or any owner in favour of the purchaser on receipt of consideration by dint of Registered Development Power of Attorney executed by the owner in favour of the Developers. It is also agreed that this Registered Development Power of Attorney and Power of Attorney executed before notary will be treated as a part of this development agreement. But the transferee shall have no right to the open to air back side of the proposed building except the septic tank.

**1.12 TRANSFEREE** - shall mean the person or persons / firms limited company or association or on persons to whom space in the building shall be transferred.

**1.13** The word importing singular shall include plural and versa.

**1.14** Word importing masculine genders shall include feminine, neutral genders likewise words importing feminine genders shall mean and include masculine and neutral genders and word importing neutral genders shall include masculine and feminine genders.

**1.15 SANCTIONED PLAN** - shall mean and include the new building plan to be sanctioned by the competent Authority.

**1.16 AND WHEREAS** it is agreed that as a consideration of the said property owners shall get the Flats more fully and particularly mentioned before as owners Allocation.

**Article - II : COMMENCEMENT -**

**2.1** This agreement shall be deemed to have commenced on the date of execution of these presents.

**Article - III : OWNERS RIGHT AND REPRESENTATIONS**

**3.1** That the owner undertake to handover the peaceful and vacant possession of the property with building for the purpose of raising the new construction at the property by the Developers **within 30 days** from the date of execution of this Agreement. It is pertinent to note that the Developers herein with demolish the existing building after getting vacant possession of the property with building.

**3.2** That the owner further under take to execute the Registered Development Power of Attorney in-favour of the Developers' for development and construction of FLATS on the land and the land owners will delegate power to Developers by which the Developers will negotiate for sale of Developers' portion and make deed / deeds and documents for registration what so ever required for this portion i.e. Developers' allocations. This power of Attorneys will be treated as a part of this Agreement.

**3.3** That this Agreement cannot be terminated by the owners in any situation unless and until all the flats, shops, parking spaces under the Developer's allocation are sold out and the deed of conveyance in favor of the intending purchaser or purchasers of the Developer's Allocation are executed and registered, if the Developer shall follow the stipulated terms and condition of this Agreement.

**3.4** That the total area of land comprised in the said property is **1 (One) Cottah 8 (Eight) Chittacks 28 (Twenty Eight) sq.ft** and that property is free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever.

**3.5** The Owner is absolutely seized and possessed of and / or other wise well and sufficiently entitled to enjoy the said property or any part of it.

**Article - IV: DEVELOPERS' RIGHTS AND REPRESENTATIONS**

**4.1** That on the power and by virtue of this Agreement the Developers is hereby empowered to raise the construction the above property investing its own finance and resource and undertake to erect the said building in the said premises what so ever necessary for sanction the building plan shall be done at the costs of Developers.

**4.2** That the Developers herein shall have its right to exploit its own allocation up to the limit of constructed area as per sanction plan as mentioned above and sale the same with due possession to the intending purchaser.

**4.3** The Developers shall be entitled to appoint its own labour, masons, contractor, building engineer, architect necessary for raising the new construction but in doing so, all expenses with regard to such appointed persons shall be borne by the Developers and shall all the risks and liabilities together with all responsibility shall remain with the Developers and shall be liable and responsible for any debts, payment, misappropriation of any money or anything whatsoever eventually taxes, at the time or after construction completed and handed over to the prospective purchaser.

**4.4** The developers for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartments in respect of its own allocated portion as mentioned above and shall be entitled to receive the earnest money from the intending purchaser together with all advances thereof and the owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developers shall remain charges only with the Developers' allocated portion but in events the owners allocation to the true and as mentioned above will remain unaffected and non-charged and purchaser shall have no right to construct or interfere with the portion of the owners allocation for any deal or they shall have any right to seek any order of injunction from court in respect of the Owners Allocations.

**4.5** The Owner and his absence (death) his/her legal heirs/successors/ representative/assignee shall execute and sign the deed of conveyance, in respect of the Developers' allotted flats in favour of the intending / proposed purchaser at the instruction of the Developers

**4.6** The Owner in this regard undertake and convey registered Development Power of Attorney in favour of the Developers. No action of the Developers under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the owners.

**4.7** It is agreed by the parties that the cost of obtaining of building sanction plan, the revised sanction plan, its amendments and modifications of the entire building including Architect's fees are to be borne by the said Developer.

**4.8** It is agreed by both the parties herein that the Developer will have right to amalgamate the adjacent plot / plots for construction of multi-storied building in a complex for better rehabilitation.

#### **ARTICLE -V : TIME**

The Developers shall complete the said building within 36 months from the date of obtaining the building plan duly sanctioned by Dum Dum Municipality, time may be extended to 6 months under unavoidable circumstances according to be



agreed by both the parties. If the developer will not handover the owner's allocation with the stipulated time in that case Rs.25,000/- (Rupees Twenty Five Thousand) only per month as rent will be paid by developer to-the owners herein.

#### **ARTICLE VI : OWNERS ALLOCATIONS**

The owners will get of **Rs.10,000/- ( Rupees Ten Thousand )** only at the time of signing this agreement which will be adjusted monthly accommodation charges and **50% of the sanctioned area as per his land ratio with additional 200 sq. ft covered area** of the proposed Multi-storied building in the following manner:-

**6.1 The Owner will get one 1 BHK flat or 1 Car parking in the Ground floor** as a covered area including proportionate share of staircase, duct, lobby and lift.

**6.2 The Owner will get one 2 BHK flat in the Second floor at East side** as covered area including proportionate share of staircase, duct, lobby and lift.

**6.3 The Owner will get one 3 BHK flat in the Second floor at North-West side** as covered area including proportionate of share staircase, duct, lobby and lift.

**The Developers will demolish the existing building and get the sale proceeds of the said building.**

The developers shall arrange the accommodation for land owner and the developers shall bear the monthly rent till handover of the possession to the owner (owners allocation) as per Agreement for Development. It is pertinent to mention here that in the mean time if any dispute arise between the land owner herein and owner/s of the rented house or between Developers and owner/s of the rented house or any kind of dispute/s whatsoever, then the Developers shall arrange /provide the same standard houses for the land owner herein and in that cases the Developers shall comply the all terms and conditions, duties as previous.

**\*\*\* Be it noted that if the allotted area of flats as owners allocation is more or less than their share (i.e. 50% of the sanctioned area as per his land ratio with additional 200 sq. ft covered area including proportionate share of staircase, duct, lobby and lift) in that case said area will be adjusted as per Market value vice-versa.**

#### **ARTICLE VII : DEVELOPERS ALLOCATIONS**

**7.1 The Developers allocation mean rest of the constructed area in all the constructed Flats of the said multi-storied building along with car parking space, shops and other area including share of common portion in common area and proportionate share of land excluding Owner's Allocation mentioned in this agreement and the Developers' and / or entitled to appropriate the portion comprising flats, car parking space and shops in respect of Developers' Allocation..**

**ARTICLE - XI : LEGAL PROCEEDINGS**

11.1 It is here by expressly agreed by and between the parties hereto that it shall be the responsibility of the Developers to defend and actions suit and proceedings which may arise in respect of the construction and Developers of the said premises will bear all costs charges and expenses to be incurred for that purposes.

**ARTICLE - XII : DEVELOPERS INDEMNITY**

12.1 The Developers hereby undertake to keep the owner indemnified against all third party claim and actions arising out of any sorts of act or commission of the Developers or relating to the construction of the building. The Developers shall entitled to borrow money from any Financial Institution without creating any financial liabilities of the owners of effecting their estate and interest in the said premises and it is being expressed, agreed and understood that in no event the owners or any of their estate shall be responsible and or made liable for payment of any dues of such financial institutions.

**ARTICLE - XIII : MISCELLANEOUS**

The owner and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construct a partnership between the Developers and the owners.

13.1 The owners hereby undertake to do all such acts, deeds, matters and things what may reasonably required to be done in the matter and the owner shall execute any such addition power of Attorney and /or authorisation if required in favour of the Developers for the purpose and the owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in any way infringe on the right of owner and / or against the spirit of this agreement.

13.2 The Developers and the Owners shall frame a scheme for the management and administration of the said building and / or common parts thereof. The owner hereby agreed to abide by the rules and regulations of such management society, association and hereby give their consent to be abided by the same.

13.3 As and from the date of completion of the building, the Developer and / or their transferee and the Owner and / or their transferee and their successors shall each liable to pay and bear proportionate charges on account of rent, wealth tax and other taxes payable in respect of their areas and / or share of the constructed area.

13.4 If there is any other agreement prior to this regarding development or sale of the said premises and that all other agreement if any prior to this agreement may be treated as cancelled.

**13.5** The owners have to pay the total dues of Municipal tax, Khajna, water tax etc. if any up to the date of execution of this Development Agreement.

**13.6** The owner under take to hand over all the original title deeds, Khajna, Parcha, Municipal Tax, Electric Bill, Municipal Mutation Certificates, Legal Heirs Affidavit, Photocopy of Death Certificates of the deceased owners and relevant documents in respect of the landed property to the Developers.

**13.7** If at any time and dispute shall arise between the parties, hereto regarding the construction of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force. But any of the aggrieved party herein shall have liberty to go to any Competent Court of Law and/or Consumer Forum besides the Arbitration clause if desire i.e. any or more that one of the Forum / Competent Court or all forums / all Competent Court shall be opened for the aggrieved Party. In that case the opposite party shall not submit Non Maintainability Petition before the any competent court of law and / or Forum.

**13.8** This agreement contains the entire agreement of the parties and no oral representation or settlement or any other written or oral contention made earlier shall be considered valid or binding upon the parties.

**13.9** The owner shall not be entitled to claim any other portion / portions except their allocated agreed portion of the constructed and covered areas of the proposed multi-storied building. Further the owner shall not be entitled to claim any amount of sale proceeds received by the Developers from the purchaser / purchasers of the different other portions areas flats, car parking, shops etc. including proportionate share of the land belong to the Developers.

**13.10** The Developer shall be entitled to fix a sign Board on the said property for advertisement and inserting in News papers for advertisement media for the purpose of sell and transfer their allocated portion of the building on the schedule mentioned property.

**13.11** The owner shall extend and for all necessary facilities and co - operation to the developer for obtaining permanent connection of water supply, electric connection with meter(s) drainage, sewerage, telephone and similar other installations needed for completion of the proposed Multi storied building in which the building will be in fully completed in all respects and in habitable nature.

**13.12** If any construction defect is arises in the building before hand over the possession to the land owners then the Developer shall liable to repair that defect.

**ARTICLE - XIV : FORCE MAJEURE**

14.1 The Developers shall not be considered to be liable to any obligations hereunder to this context of delay if the performance of the relevant obligations are prevented by the reasons of force majeure and shall be suspended from the obligations during the duration the force majeure.

14.2 Force majeure shall mean flood, earth quake, riot, war, civil commotion, strike and labour unrest or any other act or commission beyond the reasonable control of the Developers.

**ARTICLE - XV : OTHERS CONDITION**

15.1 The Developers shall provide completion Certificate, possession letter to the land owners.

15.2 The Developers shall provide certified copy of the registered agreement for Development, power of Attorney and photo copy of sanctioned plan within 30(Thirty) days after obtaining from the competent authority.

15.3 At the time of registration of this agreement, the owners shall hand over the original Deed/s and other relevant papers and documents to the Developers and the Developers shall provide receipt copy of the said Deed/s and or document/s to the owners written /typed in their official pad with seal and signature/s of the all partners of the Developers. After selling out of the entire Developer's allocation all original aforesaid documents will be returned to the Flat owner's Association of the project.

**SCHEDULE "A"**

(Description of the property)

**ALL THAT** piece and parcel of homestead land measuring about **1 (One) Cottah 8 (Eight) Chittacks 28 ( Twenty Eight) sq.ft** (1066 Sq.ft + 42 sq.ft i.e 50% of common passage) more or less of homestead land along with Tile Shed (Floor-cement) measuring an area 400 sq.ft patterning to C.S./R.S. Dag No. 2001(P), E/P No. - 12, S.P. No. - 120, in Mouza - Dum Dum Cantonment, J. L. No. 13, R.S. Khatian No. 11, P.O. & P.S. - Dum Dum, District North 24 Parganas, West Bengal and under the local limit of Dum Dum Municipality, Ward No. 11, **Municipal Holding No. 24/12, Jessore Road, Kolkata - 700 028**, under sub registration office - Cossipore, Dum Dum butted and bounded in the manner following -

ON THE NORTH	:	Plot No. A
ON THE SOUTH	:	E.P No. 10
ON THE EAST	:	E.P No. 11A
ON THE WEST	:	Colony Boundary & 8 ft. wide Colony road

**SPECIFICATION**

1. **STRUCTURE** : R.C.C. structure of the said flats.
2. **WALL** : Outside wall 8" brick, inside wall 5" and partition wall 5". Outside wall finished with cement plastering and paint and inside wall finished with cement plastering and P.O.P.
3. **FLOORING** : Flooring of all bed rooms, drawing/dining space, kitchen, Toilets & Balcony will be floor tiles finish.
4. **KITCHEN** : Cooking platform top will be finished with green polished marble on the black stone and upto window level above the cooking platform finished with Glazed tiles. There will be one steel sink with tap.
5. **BATHROOM** : Commode for bathrooms with flush, One Tap at each toilet, One C.P. shower. Door level tiles. One toilet provide for 1 BHK flat and Two toilets provide for 2BHK and 3 BHK flat.
6. **WINDOW** : Aluminium frame with Glass and window protected by grill. Balcony covered by grill. One window box grill for each flat.
7. **DOOR** : Main door will be finished with wood. All inside doors will be finished with flush door and Toilets door will be finished with PVC frame with patta.
8. **ELECTRIC** : Concealed by PVC pipe. In all bed room, Drawing/Dining room two light points, one fan point, one plug point and one fuse point. In kitchen one light point, one exhaust fan point. In toilets one light point, one exhaust fan point. One A.C. point only in one bed room for each flat. One Geyser point, one freeze point will provide for each flat. In one door bell point and one light point at main entrance in the flat. Main service meter will be arranged by Developer. Two electric meter will be provided by the Developer. Branded wire and electrical equipments will be used. Lighting of common areas, ultimate roof and staircase will be provided by Developer. If any extra work is done, extra Charge will have to pay to the Developer.

**AMENITIES** supply of water will be provided from the overhead Tank by the Developer.

**EXTRA WORK** Extra work other than standard specifications shall be charged extra and that amount will be decided by authorised engineer of the Developers. That extra amount shall have to deposit before the execution of such work. All requests for addition / alteration have to be given in writing by the agreed purchaser before starting of brick work.

**ELECTRIC METER**

Common Meter (440 V) for common purpose (i.e. Lift, Staircase light, roof light, Pump and Outside light) will be installed by the Developers.

**LIFT**

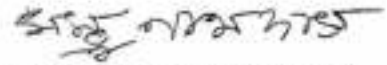
The lift of the building will be provided by the developer at their own cost.

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

**SIGNED SEALED AND DELIVERED**

In the presence of -

1. Dipankar Aey  
46/2 Italgacha Road.  
DUM DUM, KOL - 28

  
(SIGNATURE OF OWNER)

2. Dibakar ch. Gope  
32, East Kamalapur  
DUM DUM, Kolkata-28

M/S. METRO DEVELOPERS  
Pranab sey  
Chiranjit Kundu,  
Sanjib Kumar Gope  
Partner

(SIGNATURE OF DEVELOPERS)

[15]

RECEIPT

RECEIVED from the within mentioned Developer within mentioned sum of Rs.10,000/- (Rupees Ten Thousand) only as total payment.

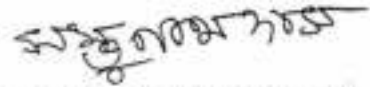
MEMO OF CONSIDERATION

Sl. No.	Cheque No.	Date	Bank & Branch	Amount (in Rs.)
1	270605	22.07.2019	S.B.I, Dum Dum branch, Kol-28	10,000/-

WITNESSES :-

1. Dipankar Sanyal  
46/2 Italgacha Road  
Dum Dum, Kol-28

2. Dibakar Ch. Gope  
32, East Kamalapur  
Dum Dum; Kolkata-28






(SIGNATURE OF OWNER)

Deed Computerized by :  
R. D. Enterprise  
K. B. Sarani, Kolkata - 700 080

Deed Prepared By :

  
**BISWAJIT KAR**  
Advocate  
High Court Bar Association  
Room No.-5  
En. No.-549/91

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Sanjeev Kumar Gope	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Chandif Kundu	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 Pramabey	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			





জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ১১

[ ১৫০৯২১৩ ]



নৌজা- দমদম ক্যান্টনমেন্ট জে.এল.নং- ১০

খানা- দমদম

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৫৩৫

(৩) মোট দাপের সংখ্যা- ১

	(৪) অগ্রস্থদের দখলকারের বিবরণ	(৫) স্বয়ং	(৬) মতব্য
নাম-	রমণীকান্ত দাস	স্বয়ং	
পিতা-	মৃত অন্নদা চরণ দাস		
ঠিকানা-	১২ মতিলাল কলোনী, কলিকাতা- ২৪		

(৭) অগ্রস্থদের নিজ দখলীয় জমি

দাপ নং	জমির প্রণী	মতব্য	দাপের মোট পরিমাণ(এ)	দাপের মধ্যে অগ্রস্থদের অংশ	দাপের মধ্যে অগ্রস্থদের জমির অংশের পরিমাণ
			একর হেটর		
২০০১	ঘাট		১৬.৪০০০	০.০০০০	০.০৫৩৫

ঘর ১, ৩ কাঠা ৪ খটক

মোট দাপের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:7413

Page ১ of ১

১১/০৭/২০১৯ ০৫:০৭ PM

Digitally signed by SUSHANTA ROY  
Date: 2019.07.11 17:07:31 IST

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

GZUPD7526F

नाम  
SUDAMBU NATH DAS

पिता का नाम (Father's Name)  
RAMAN KANTA DAS

संकेत (Signature)

भारत सरकार

1200711

आयकर विभाग  
INCOME TAX DEPARTMENT  
METRO DEVELOPERS



भारत सरकार  
GOVT. OF INDIA



25/11/2009

Permanent Account Number

AARFM3683J

16122009

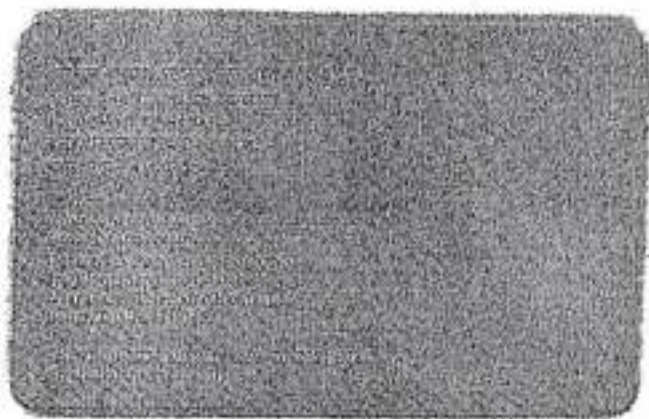
इस कार्ड को खोने / काने नए रूपका सुकित कर / लोडर  
आयकर पैम रोमा इकाई, एम एच सी एल  
तीसरी मंजिल, सबापन बेस, 3  
कानेर टेलिफोन एक्सचेंज के नजदीक,  
बानर, पुणे - 411 045

*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: 91-20-2723 8000 / 2723 8001 / 2723 8002 / 2723 8003  
e-mail: timis@nsdl.co.in

आचार्य विद्यापीठ  
WOMEN'S MOVEMENT  
SANJEE KUMAR GORE  
DILIP CHANDRA GORE  
TANDANDE  
FEDERATION OF INDIAN FARMERS  
AGEP 9-864R  
संस्कृत विद्यापीठ  
महाराष्ट्र सरकार  
GOVT OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHIRADIP KUNDU  
BARUN KUMAR KUNDU  
25/02/1974  
Permanent Account Number  
AHSPK8843N



*Chiradip Kundu*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AIIPD5321M



नाम / Name  
PRANAB DEY

पिता के नाम / Father's Name  
PRASAD LAL DEY

जन्म की तारीख / Date of Birth  
22/04/1976

*Pranab De*  
स्थायी हस्ताक्षर





Government of India



বাবলু কার

BABLU KAR

পিতা - গোপাল চন্দ্র কার

Father: GOPAL CHANDRA KAR

নামসংখ্যা/DOB: 14/03/1954

পুং / Male



4729 1047 7824

সাধারণ মানুষের অধিকার



প্ৰতিমুখিত্বের অধিকার প্রাধিকরণ  
Unique Identification Authority of India

উদ্দেশ্য: - দেশ বাহ্যিক সফলতা  
সুযোগ (এম) - ১৯ বোম্ব, উত্তর ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: 19/4, K B SARANI,  
MALLROAD, Dum Dum (m),  
North 24 Parganas, Mal  
Road, West Bengal, 700080

4729 1047 7824

195  
1000 400 1947

help@uidai.gov.in

www.uidai.gov.in



### Major Information of the Deed

Deed No :	I-1506-06969/2019	Date of Registration	02/08/2019
Query No / Year	1506-0001089639/2019	Office where deed is registered	
Query Date	08/07/2019 5:20:20 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Chiradip Kundu 12, Dr J R Dhar Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8240054990, 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 : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 66,60,279/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 121/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



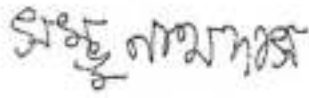
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Jessore Road, Mouza: Dumdum cantt, ,  
Ward No: 11, Holding No:24/12 JI No: 13, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2001	RS-11	Bastu	Bastu 1 Katha 8 Chatak 28 Sq Ft	1/-	65,40,279/-	Width of Approach Road: 8 Ft,
<b>Grand Total :</b>					<b>2.5392Dec</b>	<b>1/-</b>	<b>65,40,279 /-</b>

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,20,000 /-</b>	



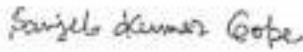
**Land Lord Details :**







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Shambhu Nath Das</b> Son of Late Ramani Kanta Das Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office	 02/08/2019	 LTI 02/08/2019	 02/08/2019
1 No Motilal Colony , 24/12 , Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CZUPD7526F, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Metro Developers</b> 8/2/32 ,Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AARFM3683J, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sanjib Kumar Gope</b> Son of Shri Dulal Chandra Gope Date of Execution - 02/08/2019, , Admitted by: Self, Date of Admission: 02/08/2019, Place of Admission of Execution: Office	 Aug 2 2019 3:26PM	 LTI 02/08/2019	 02/08/2019
32 , East Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGFPG3864R Status : Representative, Representative of : Metro Developers (as Partner)				

2	Name	Photo	Finger Print	Signature
	<b>Shri Chiradip Kundu</b> Son of Shri Barun Kumar Kundu Date of Execution - 02/08/2019, , Admitted by: Self, Date of Admission: 02/08/2019, Place of Admission of Execution: Office			
		Aug 2 2019 3:26PM	LTI 02/08/2019	02/08/2019
12, Dr Jiban Ratan Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHSPK8843N Status : Representative, Representative of : Metro Developers (as Partner)				
3	Name	Photo	Finger Print	Signature
	<b>Shri Pranab Dey (Presentant)</b> Son of Late Prosad Lal Dey Date of Execution - 02/08/2019, , Admitted by: Self, Date of Admission: 02/08/2019, Place of Admission of Execution: Office			
		Aug 2 2019 3:26PM	LTI 02/08/2019	02/08/2019
42 , Dr Jiban Ratan Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIIPD5321M Status : Representative, Representative of : Metro Developers (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bablu Kar</b> Son of Mr Gopal Kar 19/4 , K B Sarani, P.O:- Mail Road, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080			
	02/08/2019	02/08/2019	02/08/2019
Identifier Of Mr Shambhu Nath Das, Shri Sanjib Kumar Gope, Shri Chiradip Kundu, Shri Pranab Dey			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Das	Metro Developers-2.53917 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Das	Metro Developers-400.00000000 Sq Ft

**Endorsement For Deed Number : I - 150606969 / 2019**

On 02-08-2019

**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.

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

Presented for registration at 12:40 hrs on 02-08-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Pranab Dey ..

**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 66,60,279/-

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

Execution is admitted on 02/08/2019 by Mr Shambhu Nath Das, Son of Late Ramani Kanta Das, 1 No Motilal Colony , 24/12 , Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others

Identified by Mr Bablu Kar, . . Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

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

Execution is admitted on 02-08-2019 by Shri Sanjib Kumar Gope, Partner, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Bablu Kar, . . Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 02-08-2019 by Shri Chiradip Kundu, Partner, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Bablu Kar, . . Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 02-08-2019 by Shri Pranab Dey, Partner, Metro Developers (Partnership Firm), 8/2/32 , Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Bablu Kar, . . Son of Mr Gopal Kar, 19/4 , K B Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 121/- ( B = Rs 100/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2019 1:02PM with Govt. Ref. No: 192019200052671761 on 01-08-2019, Amount Rs: 121/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADXJMR0 on 01-08-2019, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

**Description of Stamp**

1, Stamp: Type: Impressed, Serial no 1530, Amount: Rs.100/-, Date of Purchase: 08/07/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2019 1:02PM with Govt. Ref. No: 192019200052671761 on 01-08-2019, Amount Rs: 9,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADXJMR0 on 01-08-2019, 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**

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 333688 to 333718

being No 150606969 for the year 2019.



Digitally signed by SUMAN BASU  
Date: 2019.08.06 12:31:51 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 06/08/2019 12:30:32  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)