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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

D 650166

2014  
 10-45a  
 K.K. Pally  
 4 K 11 ch 12 est  
 Chandpur Pally  
 16 K 11 ch 14 est

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

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

20 APR 2018

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGEEMENT made on this *20th* day *April* of  
 Two Thousand Eighteen (2018)

BETWEEN:

4185 28/3/18

5 PM  
Shabna Malakar  
7 No. Kalyanika Saha  
Ranpita Pan

fully  
P.O. Rajbari  
KOL-700081



নাইসেব, প্রাপ্ত সর্টিফিকেশন ভেগার  
কমিশন কলকাতা এ.ডি.এস. আবেদন

ভেগারের নাম - ব্রজীতা গাল

সিদ্ধির তারিখ - 23 MAR 2018

মূল্য 41000/-

Prifm mitra  
Ghat B. Gh. mitra  
Omza omu  
ps. Om Om.  
KOL-79



Addl. District Sub- Registrar  
Calcutta Dum-Dum 24 Pgs (B)

20 APR 2018

GRN: RN:

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

ARN: 19-201819-022102695-1 Payment Mode Online Payment  
GRN Date: 16/04/2018 16:00:23 Bank: State Bank of India  
BRN: IK000JSOQ5 BRN Date: 16/04/2018 16:00:55

DEPOSITOR'S DETAILS

Name: Ashok Chowdhury Id No.: 15060000523804/2/2018  
[Query No./Query Year]  
Contact No.: Mobile No.: +91 9830142268  
E-mail:  
Address: S.S. Pally  
Applicant Name: Mr ASHIM MALAKAR  
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	15060000523804/2/2018	Property Registration, Stamp duty	0030-02-103-003-02	35021
2	15060000523804/2/2018	Property Registration-Registration Fees	0030-03-104-001-16	9021

In Words: Rupees Forty Four Thousand Forty Two only  
Total 44042

1) SMT. SWAPNA MALAKAR, having PAN – AOQPM4099F, wife of Sri Narayan Chandra Malakar, by occupation – Housewife and (2) SRI NARAYAN CHANDRA MALAKAR, having PAN – AOQPM4098E, son of Late Nibaran Chandra Malakar, by occupation - Business, both by faith - Hindu, by Nationality - Indian, both are residing at 4 No. Khalishakota Pally, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, Dist. North 24-Parganas hereinafter called as the "OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

**A N D**

DREAM DEVELOPER, having PAN – AAOFD2731K, a Partnership Firm, having its Principal place of business at 40/1, Jessore Road, City Mall Market, Ground Floor, P. O. Rajbari, P. S. Airport, Kolkata - 700 081, Dist. North 24-Parganas, represented by its Partners viz. (1) SRI ASHIM MALAKAR, having PAN – ANEPM7282K, son of Late Suklal Malakar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 2½ No. Airport Gate, Motilal Colony, P. O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, District North 24-Parganas and (2) SRI BARUN SAHA, having PAN – APMPS8297Q, son of Sri Birendra Nath Saha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 10/6, Pulin Avenue, P. O. Rajbari, P. S. Dum Dum, Kolkata - 700 081, District North 24-Parganas, hereinafter called the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being and the heirs and successors in its office and assigns) of the OTHER PART.

WHEREAS the Owner No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 9 (nine) Cottahs 7 (seven) Chittacks more or less but presently as per physical measurement 4 (four) Cottahs 11 (eleven) Chittacks 18 (eighteen) sq. ft. more or less (after deduction of Road and others) lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in Dag No. 1849 & 1847, under Khatian No. 355, 354, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - I of the Schedule hereunder written from Sri Nibaran Chandra Malakar by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 104,

pages 106 to 109, Being No. 5442, for the year 1980 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Owner No. 1 Smt. Swapna Malakar became the sole and absolute owner of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 309, K. K. Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as the Owner No. 1 Smt. Swapna Malakar will think fit and proper.

**AND WHEREAS** the Owners herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 6 (six) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas which is morefully mentioned in the Part - II of the Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 61, pages 299 to 320, Being No. 2829, for the year 1990 against valuable consideration mentioned thereon, where Sri Parimal Datta and others signed therein as the Confirming Party.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Owners herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No. 154, Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as the Owners shall think fit and proper.

**AND WHEREAS** the Owners herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 9 (nine) Chittacks 41 (forty one) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - III of the Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 61, pages 321 to 340, Being No. 2830, for the year 1990 against valuable consideration mentioned thereon, where Sri Parimal Datta and others signed therein as the Confirming Party.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Owners herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No. 148, Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right to sell, convey and transfer the same as the Owners shall think fit and proper.

**AND WHEREAS** the Owners herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 32.25 (thirty two point two five) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - IV of the Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 13, pages 357 to 368, Being No. 3384, for the year 1990 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Owners herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No. 149, Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as the Owners shall think fit and proper.

**AND WHEREAS** the Owner No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 2 (two) Cottahs more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas which is morefully mentioned in the Part - V of the Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 121, pages 381 to 392, Being No. 5159, for the year 1991 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Owner No. 1 Smt. Swapna Malakar became the sole and absolute owner of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 150, Chandpur Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right title and interest to sell, convey and transfer the same as the Owner No. 1 Smt. Swapna Malakar will think fit and proper.

**AND WHEREAS** the Owner No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 1 (one) Cottah 15 (fifteen) Chittacks 38 (thirty eight) sq. ft. more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, within the jurisdiction of

Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - VI of the Schedule hereunder written from Smt. Anjali Rani Dey by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 112, pages 191 to 202, Being No. 4157, for the year 1987 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Owner No. 1 Smt. Swapna Malakar became the sole and absolute owner of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 154, Chandpur Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right title and interest to sell, convey and transfer the same.

**AND WHEREAS** in that circumstances, the Owners herein became the joint owners of the specific land as per physical measurement 22 (Twenty Two) Cottahs 15 (Fifteen) Chittacks more or less, morefully mentioned in the Part - VII of the Schedule hereunder written and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Owners will think fit and proper.

**AND WHEREAS** the Owners are are their own consent developing the said premises and constructing several numbers of multi-storied building in accordance with building plan to be sanctioned by the North Dum Dum Municipality over the said plot of land stated above.

**AND WHEREAS** upon the aforesaid representation of the Owners and subject to verification of title of the Owners concerning the said Property. The Developer has agreed to develop the said Property by constructing a multi-storied building on above mentioned land and these presents accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.



**NOW THIS AGREEMENT WITNESS WITH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

**THAT** with the execution of this agreement the Owners herein are giving absolute right to the Developer to construct several numbers of multi-storied building over the land described in the Schedule hereunder written.

**THAT** the Developer shall at its own cost and expenses prepare a building plan and get it sanctioned by the North Dum Dum Municipality. The Owners agree to sign on the plan prepared by the Developer and also all other documents related to plan sanction regarding to said property sanctioned by the North Dum Dum Municipality.

**THAT** the Developer shall thereafter at its own cost and expenses construct the said building or cause the same to be constructed as per the sanctioned building plan.

**THAT** it shall be liability of the Developer to obtain building completion certificate from the North Dum Dum Municipality and supplying the copy thereof to the Owner regarding to said property.

**THAT** upon the plan being sanctioned. The Owners handover peacefully, khas and vacant possession of the land in favour of Developer at the date of signing of this agreement.

**THAT** the Owners shall pay all outstanding dues regarding the said property at their own cost (i.e. Municipal Tax etc.) before the date of agreement and the Developer shall bear all taxes from the signing of this agreement upto the handed over to the Owners' Allocation portion to the Owners.

**THAT** the Developer shall construct a multi-storied building on the said property at its own cost and own risk and the Owners shall have no liabilities, responsibility in any manner whatsoever in this respect, either to the supplier, workmen or even to the intending buyers of the flat in the said building regarding to said property.

As per consideration of the said property the Owners shall be entitled to get a Share of 45% & Developer 55% of constructed area in the proportionate share of both front & back portion of the said property which includes one commercial space on the Ground Floor of

at least 300 Sq.ft. carpet area of owners' share on the corner position of 15' ft. wide private road connected with Highway.

Furthermore, the Owners shall be entitled to get a sum of Rs. 9,00,000/- (Rupees Nine Lac) only from the Developer as Adjustable Advance money from the Developer herein at the time of execution of this Development Agreement as per Memo hereinbelow.

Be it noted here that the said amount of Rs. 9,00,000/- (Rupees Nine Lac) only would be adjusted in cash without any interest after full completion & handover of the Property and if the Developer fails to construct the said building then the said amount of Rs. 9,00,000/- (Rupees Nine Lac) only will be treated as forfeited and in that event the Owners shall not be liable to refund the same to the Developer and the Developer will not also claim the same from the Owners herein.

**THAT** the Developer shall complete the construction of the multi-storied building within **36 (Thirty Six)** months from the date of sanction of building plan of the schedule property herein and for any unforeseen reason the said time will be enhanced only for another 6 (six) months.

**THAT** if the Deed has to be cancelled because of unnecessary delay of the Developer to start the construction of the multi-storied buildings then the Development Agreement could stand extinguished at the option of the Owners.

**THAT** the entire consideration money received from transfer of flats / shops / car parking space at the premises lying under the Developer's Allocation only shall be received by the Developer on the strength of this agreement. The Developer shall also have the right to take away the same and handover the Owners' Allocation to the Owners after completion of the entire construction.

**THAT** the developer shall not introduce any Liquor Shops, Bars etc. having liquor as the business into the property at any time regarding to said property.

THAT to facilities the Developer to sell the flats under the Developer's allocation, the Owners herein agreed to execute a registered general power of Attorney in the name of the Developer or in his personal name at the signing of this agreement.

THAT the Developer shall complete the proposed multi-storied building with standard materials.

THAT the Owner will possess the right to examine the material with the help of experts which will be used for construction and if at the time of examination it is found that any substandard material is used by the developer the Owner has every right to stop work and repudiate this agreement regarding to said Property.

THAT the Developer shall appoint its engineer, Mistri, supplier, contractor and shall pay them without creating any financial liability upon the Owners.

THAT the Original title deeds shall lie with the Owner only and if such is required by the relevant departments the Owner will accompany the developer along with the original documents regarding to said Property.

THAT the Developer shall install, erect and arrange within the building at its own cost and expenses, pump set, tube well or municipal water and will arrange and construct water storage tank on the ground floor and overhead reservoirs as required to be provided in a residential building.

THAT the Owners will in any way be liable or responsible for the project and if further costs are to be incurred, it will entirely depend upon the developer who is entirely responsible for the project.

IT is specifically agreed between the parties hereto that if any damage occurs during the period of construction or after the period of construction for any reason, it should be liability and liable for developer regarding construction work and developer will be liable to pay the damages if any to the Owners.

THE Developer hereby agrees and covenants to the Owners not to violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule relating to the construction of the proposed multi-storied building in any manner whatsoever.

THAT the profit or loss arising out of the construction work of the project as agreed in the ratio disbursement of all expenses mention herein and any liability pertaining to the project shall be exclusive affair of the developer and shall also be enjoyed by the developer wherein the Owners shall have no liability whatsoever, nor the Owners shall in any way be responsible in any debts, liability, tax or Govt. dues pertaining to the construction. The Owners shall be entitled to sell 45% of their share while the Developer shall be entitled to the remaining 55%.

THAT the Developer and the Owner will help the flat owners to frame a Society for the management and administration of the said building.

THAT the name of Apartment will be settled as "AIRPORT GARDEN" and in case of the Developer will construct two buildings then one building would be named as "LAKSHMI" and another building would be named as "NARAYAN".

THE Owners have no liability or no responsibility regarding any illegal work during the construction by the Developer which was sanctioned by the municipality.

IF any of the contractual parties contravenes the provisions as laid down in the this Development Agreement then in that case both the parties shall jointly solve their problems according to the provisions of Arbitration and Conciliation Act. 1996 by the arbitrators appointed by both the Parties the Arbitrators thus appointed shall nominate the Presiding Officer, failing which the agreed parties shall have the liberty to sue or seek redressal before the competent Court of Law. This Agreement shall have exclusive jurisdiction of Kolkata only.

THAT the Developer shall have every right to amalgamate the said property morefully mentioned in the Schedule hereunder written with said properties and in that case the

Owners will not arise any objection thereto in any manner whatsoever and will sign in all relevant documents regarding to the said Property.

THAT the building completion certificate obtained from the Municipality is to be handed over in original to the building committee of the proposed society.

### THE SCHEDULE REFERRED TO ABOVE

#### PART - I

ALL THAT piece and parcel of a plot of land measuring an area of 9 (nine) Cottahs 7 (seven) Chittacks more or less but after deduction of Road area and others as per final physical measurement 4 (four) Cottahs 11 (eleven) Chittacks 18 (eighteen) sq. ft. more or less (Road area : 1 Cottah 9 Chittacks) lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in Dag No. 1849 & 1847, under Khatian No. 355, 354, being Holding No. Holding No. 309, K. K. Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

<u>ON THE NORTH</u>	:	Land under C. S. Dag No. 2115.
<u>ON THE SOUTH</u>	:	15' ft. wide Road and land under Dag No. 1847 & 1849.
<u>ON THE EAST</u>	:	Land under Dag No. 1847 & 1849.
<u>ON THE WEST</u>	:	Plot No. 'A'.

#### PART - II

ALL THAT piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 6 (six) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 154, Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

<u>ON THE NORTH</u>	:	Plot No. 'A'.
<u>ON THE SOUTH</u>	:	Plot No. 'C'
<u>ON THE EAST</u>	:	Plot No. 7.
<u>ON THE WEST</u>	:	Land of C. S. Dag No. 1846.

**PART - III**

**ALL THAT** piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 9 (nine) Chittacks 41 (forty one) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 148, Chandpur Pally Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

<b><u>ON THE NORTH</u></b>	:	Land under C. S. Dag No. 2114, Road and C. S. Dag No. 2115.
<b><u>ON THE SOUTH</u></b>	:	Plot No. B.
<b><u>ON THE EAST</u></b>	:	Plot No. 8 & 9.
<b><u>ON THE WEST</u></b>	:	Land of C. S. Dag No. 1846.

**PART - IV**

**ALL THAT** piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 32.25 (thirty two point two five) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 149, Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

<b><u>ON THE NORTH</u></b>	:	Plot No. B, land of owners and 15' ft. Road
<b><u>ON THE SOUTH</u></b>	:	Dag No. 2147.
<b><u>ON THE EAST</u></b>	:	Plot No. 6.
<b><u>ON THE WEST</u></b>	:	Land of Dag No. 1846

**PART - V**

**ALL THAT** piece and parcel of a plot of land measuring an area of 2 (two) Cottahs more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, being Holding No. 150, Chandpur Pally Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

<b><u>ON THE NORTH</u></b>	:	Dag No. 1806/2115.
<b><u>ON THE SOUTH</u></b>	:	Dag No. 1806/2115.
<b><u>ON THE EAST</u></b>	:	15' ft. wide Road.
<b><u>ON THE WEST</u></b>	:	N. C. Malakar

**PART - VI**

**ALL THAT** piece and parcel of a plot of land measuring an area of 1 (one) Cottah 15 (fifteen) Chittacks 38 (thirty eight) sq. ft. more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, being Holding No. , Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

<b><u>ON THE NORTH</u></b>	:	Land of owners.
<b><u>ON THE SOUTH</u></b>	:	Land of owners.
<b><u>ON THE EAST</u></b>	:	15' ft. wide Road.
<b><u>ON THE WEST</u></b>	:	Land of owners.

**PART - VII****(Description of the total property)**

**ALL THAT** piece and parcel of total plot of land as per physical measurement 21 (Twenty One) Cottahs 6 (Six) Chittacks 32 (Thirty Two) Sq.ft. more or less together with 2000 Sq.ft. R.T.S. thereon out of which land measuring 4 (four) Cottahs 11 (eleven) Chittacks 18 (eighteen) sq. ft. more or less being Holding No. 309, K. K. Pally and balance land measuring 16 (sixteen) Cottahs 11 (eleven) Chittacks 14 (fourteen) sq. ft. more or less being Holding No. 154, 148, 149, 150, Chandpur Pally, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in Dag No. 1849 & 1847, 1806/2115, under Khatian No. 355, 354, R. S. Khatian No. 342, Ward No. Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

<b><u>ON THE NORTH</u></b>	:	15' ft. wide Road, R. S. Dag No. 1806/2115.
<b><u>ON THE SOUTH</u></b>	:	15' ft. wide Road & Belghoria Express Highway & Service Road.
<b><u>ON THE EAST</u></b>	:	16' ft. wide Road & R. S. Dag No. 1806/2115
<b><u>ON THE WEST</u></b>	:	R. S. Dag No. 1846 (Property of Narayan Chandra Malakar & Swapna Malakar)

SPECIFICATION OF FLAT

1. **SIZE OF COMPLEX** : The site is measuring about 21 (Twenty One) Cottahs 6 (Six) Chittacks 32 (Thirty Two) Sq.ft. more or less of land under North Dum Dum Municipality, P. S. Dum Dum, Dist. North 24-Parganas.
2. **BUILDING WORKS** : The complex has a R.C.C. structure consisting of multi-storied with car parking space, common staircase etc. on the Ground Floor and Lift.
3. **FOUNDATION & SUPERSTRUCTURE** : R.C.C. Beam & column foundation system for super structure.
4. **FINISHING**: The entire internal and external surface will be plastered with cement of required thickness and proportion, Plaster of putty will be provided to bed rooms, living and dining room.
5. **FLOOR** : Full Floor Marble Dining finish with stair (Good quality) and Bed Room, Balcony, living / Dining floor finished. In Toilet floor shall be finished marble and in Kitchen floor marble. Wall tiles will be 6'-0" height.
6. **KITCHEN** : Kitchen slab in of black stone and sink of Block Stone, wall above kitchen slab upto 2'-6" ft. height with white glazed tiles.
7. **ELECTRICAL** : Concealed wiring 4 point in each bed room, 6 point in living / Dining room, 1 light point in each toilet, in kitchen one light point, one exhaust fan point and one 15 Amp. Plug one light point in verandah, Geyser point / Inverter point.
8. **SANITARY** : One white commode in attached toilet and one Anglo Indian pan in common toilet 3 CP Water mixture point in every toilet and one water point in sink at kitchen lowdown PVC cistern will be provided at toilet, required bath room fittings will be provided Geyser point.
9. **DOOR FRAME & DOOR** : All door frames made of sal wood. All doors will be flush door and main door shall be wooden.
10. **WINDOW** : Aluminum channel windows with M. S. grill covering (except Balcony)
11. Lift facility available.
12. **EXTRA WORK** : Any extra work other than the standard schedule shall be charged extra as decided by the builder / developer or their engineer and 50% of such amount shall be deposited before the execution of such work.



IN WITNESS WHEREOF the Owners and the Developer hereto have set and subscribed their respective hand on the day, month and year first above written.

WITNESSES :

1. Bipin Mitra  
Omraooues  
KOL-74

2. Bablu Kan  
19/4 K.B. Sarani  
KOL-80

Narayan Chandra Malakar  
Swarbna Malakar  
-----  
SIGNATURE OF THE OWNERS

DREAM DEVELOPER  
Anvika malakar  
Partner

DREAM DEVELOPER  
Bannu Saha  
Partner

Drafted by me :-  
Subrata Mallik  
Barasat Court

Subrata Mallik  
(Adv)  
Barasat Court  
Enroll No. F31/31of1987

-----  
SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer a sum of Rs. 9,00,000/- (Rupees Nine Lac) only towards as adjustable amount in terms of this Development Agreement as per Memo hereunder written :-

Cash/

<u>Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
-------------------	-------------	--------------------------	---------------

000004	20/9/18	Bank of Baroda	900000
in favor of Abode Developers from Dream Developers.			

(Rupees Nine Lac) only

WITNESSES :-

1. Gijendra Kitor.
2. Bablu Kar

Narayan Chandra Malhar.

Swapna Malhar.

SIGNATURE OF THE OWNERS

**SPECIMEN FORM FOR TEN FINGERPRINTS**

SI No Signature of the Executants / Presentants



Swabna Malakar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Narayan Chandra Malakar


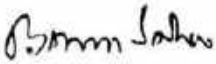





Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Aswini Malakar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl No	Signature of the Executants / Presentants					
1	 	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
2		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
3		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

## Major Information of the Deed

Deed No :	I-1506-03472/2018	Date of Registration	20/04/2018
Query No / Year	1506-0000523804/2018	Office where deed is registered	
Query Date	29/03/2018 2:26:51 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ASHIM MALAKAR 2½ No. Airport Gate, Motilal Colony, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700081, Mobile No. : 9830515763, 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 : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,77,67,448/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 9,021/- (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: Khalisha Kota Pally, Mouza: Sultanpur, Holding No:309

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1849	RS-342	Bastu	Bastu	4 Katha 11 Chatak 18 Sq Ft	1/-	49,30,810/-	Width of Approach Road: 16 Ft.,

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Chandpur Pally, Mouza: Sultanpur






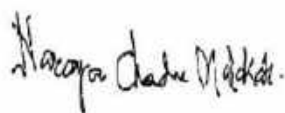
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L2	RS-1847	RS-342	Bastu	Bastu	10 Katha 11 Chatak 14 Sq Ft	1/-	78,42,068/-	Width of Approach Road: 16 Ft.,
L3	RS-1806/2115	RS-342	Bastu	Bastu	6 Katha	1/-	43,94,570/-	Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>27.5665Dec</b>	<b>2/-</b>	<b>122,36,638 /-</b>	
		<b>Grand Total :</b>			<b>35.3421Dec</b>	<b>3/-</b>	<b>171,67,448 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2000 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1/-</b>	<b>6,00,000 /-</b>	

Major Information of the Deed :- I-1506-03472/2018-20/04/2018

**Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SWAPNA MALAKAR</b> Wife of Mr Narayan Chandra Malakar Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Office	 20/04/2018	 LTI 20/04/2018	 20/04/2018
4 No. Khalishakota Pally, P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOQPM4099F, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Office				
2	<b>Name</b> <b>Mr NARAYAN CHANDRA MALAKAR</b> Son of Late Nibaran Chandra Malakar Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Office	 20/04/2018	 LTI 20/04/2018	 20/04/2018
4 No. Khalishakota Pally, P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOQPM4098E, Status :Individual, Executed by: Self, Date of Execution: 20/04/2018 , Admitted by: Self, Date of Admission: 20/04/2018 ,Place : Office				

**Developer Details :**

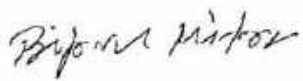
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DREAM DEVELOPER</b> 40/1, Jessore Road, City Mall Market, Gr. Fl., P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 , PAN No.:: AAOFD2731K, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1506-03472/2018-20/04/2018

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>1</b> <b>Mr ASHIM MALAKAR</b> Son of Late Sukial Malakar Date of Execution - 20/04/2018, , Admitted by: Self, Date of Admission: 20/04/2018, Place of Admission of Execution: Office	 Apr 20 2018 11:42AM	 LTI 20/04/2018	 20/04/2018
2½ No. Airport Gate, Motilal Colony, P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANEPM7282K Status : Representative, Representative of : DREAM DEVELOPER			
Name	Photo	Finger Print	Signature
<b>2</b> <b>Mr BARUN SAHA (Presentant)</b> Son of Mr Birendra Nath Saha Date of Execution - 20/04/2018, , Admitted by: Self, Date of Admission: 20/04/2018, Place of Admission of Execution: Office	 Apr 20 2018 11:43AM	 LTI 20/04/2018	 20/04/2018
10/6, Pulin Avenue, P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APMP58297Q Status : Representative, Representative of : DREAM DEVELOPER (as partner)			

**Identifier Details :**

Name & address	
Mr BIPUL MITRA Son of Late B. Bh. Mitra Durganagar, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs SWAPNA MALAKAR, Mr NARAYAN CHANDRA MALAKAR, Mr ASHIM MALAKAR, Mr BARUN SAHA	20/04/2018
	

Major Information of the Deed :- I-1506-03472/2018-20/04/2018

Transfer of property for L1		
	From	To. with area (Name-Area)
	Mrs SWAPNA MALAKAR	DREAM DEVELOPER-3 88781 Dec
2	Mr NARAYAN CHANDRA MALAKAR	DREAM DEVELOPER-3 88781 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SWAPNA MALAKAR	DREAM DEVELOPER-8.83323 Dec
2	Mr NARAYAN CHANDRA MALAKAR	DREAM DEVELOPER-8.83323 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SWAPNA MALAKAR	DREAM DEVELOPER-4.95 Dec
2	Mr NARAYAN CHANDRA MALAKAR	DREAM DEVELOPER-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SWAPNA MALAKAR	DREAM DEVELOPER-1000.00000000 Sq Ft
2	Mr NARAYAN CHANDRA MALAKAR	DREAM DEVELOPER-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 150603472 / 2018**

On 19-04-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,77,67,448/-



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

On 20-04-2018

**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 : (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1506-03472/2018-20/04/2018

24/04/2018 Query No:-15060000523804 / 2018 Deed No :I - 150603472 / 2018, Document is digitally signed.



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

Presented for registration at 10:45 hrs on 20-04-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ARUN SAHA ,

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

Execution is admitted on 20/04/2018 by 1. Mrs SWAPNA MALAKAR, Wife of Mr Narayan Chandra Malakar, 4 No. Khalishakota Pally, P.O: Rajbari, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 2. Mr NARAYAN CHANDRA MALAKAR, Son of Late Nibarun Chandra Malakar, 4 No. Khalishakota Pally, P.O: Rajbari, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Business

Identified by Mr BIPUL MITRA, , Son of Late B. Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 20-04-2018 by Mr ASHIM MALAKAR,

Identified by Mr BIPUL MITRA, , Son of Late B. Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Execution is admitted on 20-04-2018 by Mr BARUN SAHA, partner, DREAM DEVELOPER (Partnership Firm), 40/1, Jessore Road, City Mall Market, Gr. Fl., P.O:- Rajbari, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081

Identified by Mr BIPUL MITRA, , Son of Late B. Bh. Mitra, Durganagar, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,021/- ( B = Rs 9,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2018 4:00PM with Govt. Ref. No: 192018190221026951 on 16-04-2018, Amount Rs: 9,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00QJSQ5 on 16-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4185, Amount: Rs.5,000/-, Date of Purchase: 28/03/2018, Vendor name: R Pal  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2018 4:00PM with Govt. Ref. No: 192018190221026951 on 16-04-2018, Amount Rs: 35,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00QJSQ5 on 16-04-2018, 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

Major Information of the Deed :- I-1506-03472/2018-20/04/2018

State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2018, Page from 162423 to 162456  
being No 150603472 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.04.24 13:39:42 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 24/04/2018 13:38:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)



Narayan Chandra Malakar.

इस कार्ड को खोलें / पाने पर कृपया सूचित करें / लोटरी  
 आयकर रीन-सेवा कम्पाई, एन एन सी एस  
 पहली मंजिल, टाईम्स टॉवर, कलकाता-700 015  
 एस. बी. मार्ग, सी.एस. परेड, मुंबई - 400 015

Udhak gada ji lost / Some one found it / You  
 Please inform return to  
 Income Tax PAN Services, NSDL  
 1st Floor, Times Tower  
 Kamala Mills Compound  
 5th Main Street, Colaba, Mumbai - 400 015  
 Tel: 022 2354 2000 / 022 2354 2001  
 e-mail: info@nsdl.co.in



Swapna Malakar.

इस कार्ड के खोलने / पाने पर कृपया ध्यान दें / लक्ष्मी :  
- आयकर प्रत्यक्षेया इकाई, एन एन सी एन  
- पहली मंजिल, टाईम्स टॉवर, बाबुला बिल्डिंग, कामांडर  
- एस. बी. मार्ग, लोअर पेले, मुंबई - 400 013

11th Floor, Times Tower, Babula Building, Kamander  
S.B. Marg, Lower Parel, Mumbai - 400 013



DREAM DEVELOPER

*Bann Laloo*  
Partner



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614



*Asim Malakar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BARUN SAHA  
BIRENDRA NATH SAHA  
06/01/1977  
Permanent Account Number  
APMPS8297Q

  
Signature



Barun Saha.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ASHIM MALAKAR  
SUKLAL MALAKAR  
07/01/1970

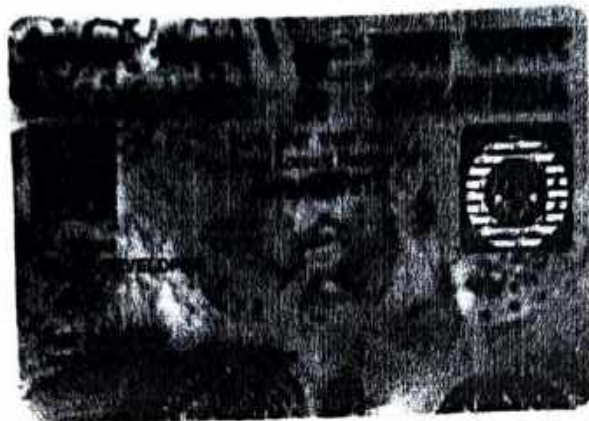
Permit/Account Number  
ANEPIM7282K

*K. M. Malakar*  
Signature



*Ashim malakar*





Bonn Sabu.



Barun Saha

