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09/13/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

02 AUG 2013

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 2nd day of August, 2013 (Two Thousand Thirteen) in the Christian Era;

B E T W E E N

6406 31-7-13 1000/-

ক্রেতার নাম \_\_\_\_\_

পাও \_\_\_\_\_

স্বাক্ষর ডেভার স্বাক্ষর \_\_\_\_\_

বিধান নগর (সবটলেক সিটি) এ. ডি. এস. স্টার \_\_\_\_\_

মোট স্টাম্প ক্রয় তাং \_\_\_\_\_

সালান নং \_\_\_\_\_ মোট কত টাকা খরচ \_\_\_\_\_

টেক্সারী বাবাকপুর ডেভার মিতা দত্ত

Mamaj Kemti Sikkler  
Advertiser  
Barasat Camp

14 JUL 2013

916000



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Bajarhal, New Town, North 24 Parganas

Ashish Kumar Roy  
s/o Late Jatindra Nath Roy  
200-B/1, Picnic Garden Road, Kol-39.  
Consultant

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**SRI SUBRATA BISWAS** son of Late Suresh Chandra Biswas by Nationality- Indian, by faith- Hindu, by occupation- Business residing at B.F-136, Rabindra Pally, P.O. Prafulla Kanan, P.S. Baguiati, District North 24 Parganas, Kolkata- 700101 hereinafter referred to and called as the **LANAD OWNER** (which terms or expressions 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 **ONE PART.**

### **A N D**

**M/S JOYANTA BUILDERS,** a Proprietorship firm having its' office at 7 Naskarhat Road, Flat No. 4, 1st floor, Kolkata- 700039 represented by its' Proprietor namely **SRI JOY KUMAR ROY** son of Late Joyanta Nath Roy, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 7 Naskarhat Road, Flat No. 4, 1st floor, Kolkata- 700039 hereinafter referred to and called as the **DEVELOPER** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its' successors-in-office, successors-in-interest legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** the land owner herein purchased of a piece or parcel land measuring an area of **1 cottaha 14 chittacks** be the same a little more or less comprised in **R.S. Dag No. 200** under **R.S. Khatian No. 111** L.R Khatian No. 577 lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re.Su. No. 176, Touzi No. 1072 previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Rajarhat Gopalpur Municipality by way of a registered Deed of sale being No. 2495 dated 12.12.2003 registered at A.D.S.R.O Bidhan Nagar (Salt Lake City), the said duly copied in Book



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No.1, Volume No. 154 Pages from 1 to 17 for the year 2006.

**AND WHEREAS** after purchasing the aforesaid plot of land recorded his name in B.L & L.R.O vide Khatian No. 1416 land measuring an area of 4 decimals and also mutated his name in local Rajarhat Gopalpur Municipality.

**WHEREAS** the land owner herein also purchased of a piece or parcel land measuring an area of **2 cottahas** be the same a little more or less comprised in **R.S. Dag No. 199** under **R.S. Khatian No. 56** L.R Khatian No. 568 lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re.Su. No. 176, Touzi No. 1072 previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Rajarhat Gopalpur Municipality by way of a registered Deed of sale being No. 2496 dated 25.08.2004 registered at A.D.S.R.O Bidhan Nagar (Salt Lake City), the said duly copied in Book No.1, Volume No. 154 Pages from 18 to 32 for the year 2006.

**AND WHEREAS** after purchasing the aforesaid plot of land recorded his name in B.L & L.R.O vide Khatian No. 1416 land measuring an area of 3 decimals and also mutated his name in local Rajarhat Gopalpur Municipality

**AND WHEREAS** by way of such purchase the aforesaid land owner absolute owner of total land measuring an area of **3 cottahas 14 chittacks** be the same a little more or less and possess the same free from all encumbrances.

**AND WHEREAS** now the land owner intend to develop the under first schedule property measuring an area of **3 cottahas**



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**14 chittacks** be the same a little more or less by raising construction of a G+3 storeyed building in accordance with the sanctioned building plan but due to lack of experience she could not proceed further and finding no other alternative but to decide to appoint a **DEVELOPER** who will be able to undertake the aforesaid job. The land owner has expressed his desire to construct a G+3 storeyed building upon the Schedule land which is free from all sorts of encumbrances, liens, charges, lispens, attachments to the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The Developer accepted the proposal of the land owner for construction of the said G+3 storeyed building at its' own costs and expenses in accordance with the sanctioned building plan.

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

**1. DEFINITION:** unless there is anything repugnant to the subject or context.

(a) **LAND OWNER:** shall mean **SRI SUBRATA BISWAS** and his heirs, executors, administrators and assigns and legal representatives.

(b) **BUILDING:** shall mean G+3 storeyed building or buildings as shall be constructed in finished and habitable condition by the Developer in accordance with the sanctioned Plan or Revise Plan to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality and the said land described in the first schedule hereunder only and/or the said amalgamated land as stated herein above.



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(c) **PREMISES:** shall mean the official identity of the collective from or the said land with one or more building collectively.

(d) **DEVELOPER:** shall mean **JOYANTA BUILDERS** and its' representatives, legal heirs, executors, administrators, representatives and assigns.

(e) **LAND OWNER'S ALLOCATION:** the land owner shall be entitled to get morefully and particularly mentioned in the Second schedule of this agreement.

(f) **DEVELOPER'S ALLOCATION:** Developer's allocation shall mean always mean the rest of the portion of the flat/shop/garage/godawn etc. with and or all other portion of the building of the said premises as per constructed area alongwith undivided proportionate share of land and the common areas and facilities of the building and premises after handing over the land owner's allocation to the land owner as fully and particularly mentioned in the third schedule of this agreement.

(g) **COVERED AREA:** shall mean and include the built up area measured at floor level of any unit taking the external dimension of the unit including the built up area of Balconies/Verandahs save and excepting the walls separating one unit from other of which 50% only to be added and the proportionate share of common are comprising the building.

h) **SALEABLE AREA/TOTAL SUPER BUILD AREA** shall mean and included.

a) **FOR FLAT** the covered area of the flat/unit with proportionate share of staircase, lobby, larding and meter space of the said building to be measured on covered area plus 25% super built up area.

(i) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and



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all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls roof or terrace, stair case and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

(g) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.

(k) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administering and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.

3. The land owner do hereby authorise and empower the Developer to construct a G+3 storeyed building on the said plot of land through sanction building plan which is to be approved and sanctioned by the local Rajarhat Gopalpur Municipality and/or any other competent authority at costs and expenses of Developer and the land owner shall deliver full and vacant possession of the said land to the Developer at the time of obtaining the building and also hand over tittle original of all Deed and relevant papers and documents to the Developer subject



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to receipt issued to land owner and those documents will remain in custody and possession of the Developer and the land owner or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the Developer does not violate any terms and conditions of this agreement.

4. The Developer shall obtain the sanctioned building Plan or modified if necessary at its cost for construction of the said proposed G+3 storeyed building on the said plot of land at their own costs and in that connection the land owner will sign papers, Plan and all applications as required for getting the Plan sanctioned or modified from the appropriate authority in accordance with Law.

5. The Developer shall complete the construction of the said G+3 storeyed building within **24 (Twenty) months** from the date of execution of this agreement. In case of any natural calamity which is beyond the control of the Developer then the Developer shall get a further period of 3 (Three) months as grace for completion of the said construction work beyond which no time shall be extended in any case and after expiry of 27 (Twenty Seven) months from the date of execution of this instrument, the agreement shall stand ipso facto cancel and this matter reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators.

6. The Developer shall pay the Municipal and other Govt. rent and taxes from the date of handing over the possession by the land owner upto repossession to the land owner.

7. The Developer shall be liberty to negotiate for sale, lease of the only Developer allocation with any prospective purchaser or



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purchaser/s in course of construction or after the construction of the said G+3 storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the Developer think fit and proper.

8. The land owner shall execute a Registered Development Power of Attorney empowering the Developer to execute all such agreement for sale for and on behalf of the land owner concerning the Developer's allocation exclusively of the said G+3 storeyed building alongwith the proportionate share of land in the said premises.

9. The land owner hereby declared and confirmed the Developer that he is absolute land owner and in khas possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the land owner to make the title good, clear and marketable in accordance with law and difficulty even in such case then the Developer shall call up the land owner to rectify the same within reasonable period.

10. The land owner shall have no right or power to terminate this agreement till the period provided the Developer does not violate any of the terms and conditions contained in this agreement.

11. The Developer shall at his own costs construct, erect and complete the said G+3 storeyed building including the land



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owner's allocation in accordance with the sanction building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.

12. The Developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or Contractors whichever as his choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The land owner will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of Law and order arise during construction then the Developer shall have sole responsibilities to solve the same at its own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of her choice and also land owner shall render good suggestion to the Developer so far as the Development work is concerned. It is further agreed that Sri Manoj Kanti Sikder, Advocate Barasat Judges' Court shall be appointed to be performed lawful works on behalf of the land owner exclusively.

13. The Developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owner will execute in favour of the Developer all sorts of papers and



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documents at the costs of the Developer as shall be required by the Developer.

**14.** The Developer shall install, erect the building at Developer's own costs and expenses including water pump, twenty four hours water supply arrangement, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection shall be arranged and provided for the said building. The Developer shall pay for installation of separate individual electric meter in each flat of land owner.

**15.** All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the Developer and the land owner will have no liability, responsibility in this context to the Architect in any manner whatsoever.

**16.** The land owner will not do any act, deeds whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of her flats/units etc. if the Developer will not violate any terms and conditions of this agreement.

**17.** The land owner do hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owner will be entitled to transfer or otherwise deal with her allocations in the building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not in any way interfere with or





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disturb the quiet and peaceful possession along with right to transfer the land owner's allocation by the land owner.

18. Until and unless the land owner's allocation is hand over to land owner the Developer shall have no right to transfer, lease, mortgage and even they can not make the Registry of their allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.

19. That the land owner will grant to the Developer a Development Power of Attorney as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Municipality and other authorities. It is specially agreed by and between the parties hereto that the Developer or its' partners by name, jointly or severally shall not henceforth use the aforesaid power of attorney for selling land owners' allocation as written herein below.

20. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the Developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the land owner, her estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

21. That the land owner with or without his architect/



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architects shall have every right to supervise the construction of his allocation and if any objection is made on the part of the land owner then the developer shall do the work to rectify in respect of objection relating to construction within a reasonable time.

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

**23.** The Developer shall obtain completion certificate at its own costs and expenses from the local Rajarhat Gopalpur Municipality. The Developer shall hand over the Xerox copy of the completion certificate of the building to the land owner at the time of handing over the land owner's allocation.

**24.** The Developer shall not transfer and/or assign the benefits of this agreement to any third parties without the written consent of the land owner, not to create any liabilities upon the land owner and also not disturbing the allocation of the land owner.

**25.** That the Developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.

**26.** Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owner or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the Developer



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to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the land owner to the Developer hereof for the purpose mentioned therein.

27. The land owner will not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the land owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

28. Any notice required to be given by the land owner to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the land owner by the Developer.

29. The Developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

**30. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-**

(a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.

(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.



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(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specially provided in the schedule.

(e) The roof or house top of the building shall be exclusively owned and possessed by the land owner and other flat land owners commonly.

31. Common area and facilities shall remain undivided and as no land owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.

32. That the land owner shall be entitled to use the common areas and facilities with all other Co-land owner of the building without hindering or encroaching upon the lawful rights of the other Co-land owner, further the land owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

33. All the materials of the existing land including all trees, plants as remaining thereon will be considered as the property of Developer. The Developer may sell out all those materials of the land and trees as per its 'sweet will and wish.

#### **RESTRICTION**

34. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building.



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35. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.

36. Both parties shall abide by laws, byelaws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.

37. The name of the proposed building shall be given by the Land owner.

38. Court of jurisdiction over the property shall have jurisdiction to enter & try all actions, suits, proceedings arising out of this agreement.

39. However if any disputes and differences between the parties arises out of the meaning, construction 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 of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an Umpire. All Arbitrators will act in terms of The Arbitration and Conciliation Act 1996.

#### **LIQUIDATED DAMAGES AND PENALTY**

40. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force



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major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.

41. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to sue in any court of the law against the land owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the Developer in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the land owner due to fault of the Developer.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of land measuring an area of **1 cottaha 14 chittacks** be the same a little more or less comprised in **R.S. Dag No. 200** under **R.S. Khatian No. 111** L.R Khatian No. 577 adhin L.R Khatian No. 1416.

**AND** a piece and parcel of land measuring an area of **2 cottahas** be the same a little more or less comprised in **R.S. Dag No. 199** under **R.S. Khatian No. 56** L.R Khatian No. 568 adhin L.R Khatian No. 1416.

**Total land measuring an area of 3 cottahas 14 chittacks** be the same a little more or less within **Mouza- Chandiberia,** J.L. No. 15, Re.Su. No. 176, Touzi No. 1072 lying and situated at Chnadiberia, previously P.S. Rajarhat presently P.S. New



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Town, District North 24 Parganas, within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R.O. Bidhan Nagar (Salt Lake City) at present Rajarhat.

**BUTTED AND BOUNDED BY:-**

**ON THE NORTH BY** : Chandiberia Main Road.

**ON THE SOUTH BY** : Property of R.S Dag No. 200 & Bimal chnadra Das.

**ON THE EAST BY** : 8 feet wide common passage.

**ON THE WEST BY** : Property of Tapan Poddar & Babu Poddar.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(LAND OWNER'S ALLOCATION)**

**SRI SUBRATA BISWAS** shall be entitled to get **40%** of total constructed area of the proposed G+3 storeyed building which consists of **entire Second floor** and remaining area **one shop & one garage on the Ground floor** togetherwith undivided and impartible proportionate share of land, including the enjoyment the right of all common facilities and areas of the building. If the Developer constructed further floor over third floor then the land owners shall get **40%** of total constructed area which consists of North East side (Main road facing). Apart from the land owner shall entitled to **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only as refundable security deposit money out of which **Rs. 1,00,000.00 (Rupees One Lakh)** only at the



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time of execution of this agreement and balance amount i.e **Rs. 9,00,000.00 (Rupees Nine Lakhs)** only within one month from the execution of this agreement.

The land owners will be return back said refundable security deposit money i.e **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only to the Developer at the time of handing over land owner's allocation by the Developer without any interest charged thereon.

The Developer shall give possession letter to the land owner's according to her allotment as mentioned herein.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

The Developer shall be entitled to get **60%** of total constructed area of the proposed G+3 storeyed building which consists of entire first floor, entire third floor and remaining area shop/garage/flats on the ground floor (except the land owner's allocation). If the Developer constructed further floor over third floor then the Developer shall get **60%** of total constructed area on the fourth floor (except the land owner's allocation i.e North East side, Main road facing). **TOGETHER WITH** undivided proportionate share of the land and common areas and facilities save and except the land owner's allocation as mentioned in the Second Schedule above referred.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(MATERIAL TO BE USED)**

1. **STRUCTURE** Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.

2. **EXTERNAL WALL** 8' & 5" thick brick wall and plastered with Cement Mortar.



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**3. INTERNAL WALL** 5" or 3" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris.

**4. DOORS** All door frames of the door in the flat shall be made of good quality sal wood. Main door will be good quality wood and all other doors are made as flash doors.

**15. WINDOW:** Aluminium with glass panes and M.S Grill.

**6. KITCHEN:** Cooking platform and sink will be black stone and 6'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.

**7. SANITARY FITTING:** One Indian Type pan make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower point in bath with 5' height white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source.

**8. W.C:** one english white commode with lowdown PVC cystem, Two C.P Bib-Cocks and 6'-6" height Glazed tiles to be provided.

**9. WATER:** 24 hours water facility through O.H Tank from the source of Deep tube well- which installed inside the Apartment compound.

**10. FLOORING:** All the floor are finished with Marble with 4" skirting.

**11. GRILL:** Standard quality of Grill shall be fixed at Balcony.

**12. ELECTRIFICATION:**

<b><u>BED ROOM</u></b>	2	(Two)	Light points.
	1	(One)	Fan point.
	1	(One)	plug point (5AMP)



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- 1 (One) plug point (15AMP)
- 1 (One) AC point.

**DINING AND DRAWING ROOM**

- 2 (Two) Light points.
- 2 (Two) Fan points.
- 1 (one) plug point. (5AMP)
- 1 (one) power plug point (15 AMP)

**VERANDAH/BALCONY**

- 1 (one) light point.
- 1 (one) plug point. (5AMP)

**KITCHEN**

- 1 (one) light point.
- 1 (one) Exhaust Fan point.
- 2 (two) power plug point (15 AMP)

**TOILET**

- 1 (one) light point.
- 1 (one) Exhaust Fan point.
- 1 (one) gijer point.

**CALLING BELL**

- 1 (one) calling bell point, at the main entrance.

**AND**

**13. PAINTING:**

- a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.
- c) one collapsible gate each flat.

**14. ROOF:** The roof of the building will be finished with water and heat proofing Grey Citu Mosaic.



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**ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

(a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

**IN WITNESSES WHEREOF** we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**IN PRESENCE OF**

**WITNESSES :-**

1. Ashish Kumar Roy.  
200-B/1, Picnic Garden Road, Kol-39.


2. Bidhan Halder  
Robindra Pally  
KOL-701

**Drafted and Prepared By:-**

  
(MANOJ KANTI SIKDER)

Advocate,

Barasat Judges' Court.

  
Signature of the land owner.

**Computer Typed By :-**

Bidyut K. Halder  
(Bidyut - Kumar Halder)

Barasat.

**M/S JOYANTA BUILDERS**

Joy Kumar Ray  
Proprietor

Signature of The Developer



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

02/AUG 2013

(22)

**MEMO OF CONSIDERATION**

**RECEIVED** Rs. 1,00,000.00 (Rupees One Lakh) only by  
cheque vide no. 211437 drawn on ICICI Bank dated  
31.07.2013.

**SIGNED SEALED AND DELIVERED**  
**IN PRESENCE OF**  
**WITNESSES :-**

1. Ashish Kumar Roy.

2. Bidhan Halder

Subrata Bishma.  
Signature of The Land owner



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

12 AUG 2013



# (Specimen Form for Ten Finger Prints)



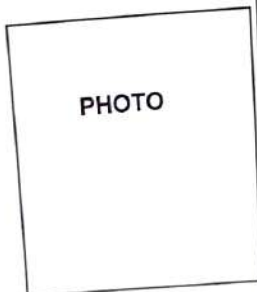
	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Subrata Biswas

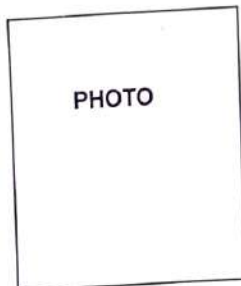


	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Joy Kumar Ray



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





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







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

02 AUG 2013


**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 10147 / 2013, Deed No. (Book - I , 09413/2013)**

Name of the Presentant	Photo	Finger Print	Signature with date
Subrata Biswas B F - 136, Rabindra Pally, Kolkata, Thana:-Baguiati, P.O. :-Prafulla Kanan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101	 02/08/2013	 LTI 02/08/2013	<i>Subrata Biswas</i> 02-08-13

**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subrata Biswas Address -B F - 136, Rabindra Pally, Kolkata, Thana:-Baguiati, P.O. :-Prafulla Kanan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101	Self	 02/08/2013	 LTI 02/08/2013	<i>Subrata Biswas</i>
2	Joy Kumar Roy Address -7 Naskarhat Road, Flat No 4, 1st Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700039	Confirming Party	 02/08/2013	 LTI 02/08/2013	<i>Joy Kumar Roy</i>

Name of Identifier of above Person(s)	Signature of Identifier with Date
Ashish Kumar Roy 200-b / 1, Picnic Garden Road, District:-Kolkata, WEST BENGAL, India, Pin :-700039	<i>Ashish Kumar Roy</i> 2/8/13

  
 Additional District Sub-Registrar  
 (Debasish Dhar)  
 Additional District Sub-Registrar  
 Office of the A.D.S.R. RAJARHAT







**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09413 of 2013**  
**(Serial No. 10147 of 2013 and Query No. 1523L000017052 of 2013)**

**On 02/08/2013**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 5(f), 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 1110.00/-, on 02/08/2013

( Under Article : B = 1089/- ,E = 21/- on 02/08/2013 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,41,250/-

Certified that the required stamp duty of this document is Rs.- 5021 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 4030/- is paid , by the draft number 755478, Draft Date 02/08/2013, Bank : State Bank of India, Kestopur, received on 02/08/2013

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

Presented for registration at 12.05 hrs on :02/08/2013, at the Office of the A.D.S.R. RAJARHAT by Subrata Biswas , one of the Executants.

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


Execution is admitted on 02/08/2013 by

1. Subrata Biswas, son of Late Suresh Chandra Biswas ; B F - 136, Rabindra Pally, Kolkata, Thana:-Baguiati, P.O. :-Prafulla Kanan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101, By Caste Hindu, By Profession : Business

2. Joy Kumar Roy  
Proprietor, M/s. Joyanta Builders, 7 Naskarhat Road, Flat No 4, 1st Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700039.  
By Profession : Business

Identified By Ashish Kumar Roy, son of Late Jatindra Nath Roy, 200-b / 1, Picnic Garden Road, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste: Hindu, By Profession: Professionals.

( Debasish Dhar )  
Additional District Sub-Registrar

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Parganas  
( Debasish Dhar )  
Additional District Sub-Registrar

02 AUG 2013



RECEIVED  
28/11/2018

05 AUG 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 1338 to 1364  
being No 09413 for the year 2013.



(Debasish Dhar) 02-August-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal