



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 700456

11/10/2023

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Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
11 OCT 2023
[Signature]

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 11th day of October, Two

Thousand Twenty Three,

Minal Kanti Das BETWEEN

Minal Kanti Das
Proprietor of B B UDYOG and
and consolidated PROPERTY of
Maysa Das Anshu Kishore Das &
Anindita Das

Contd...P/2

No 1402 Date 15-12-2022
Name: Address:

MD. AFJAL HUSSAIN
Advocate
High Court, Calcutta
Bar Association Room No. -8

SANKAR KUMAR SARKAR
STAMP DUTY
SONARPUKAR'S OFFICE
24 PARGANAS (SOUTH)



Maical Kanti Roy

From the 11/10/2022 and
the 11/10/2022 of
Maical Kanti Roy & Co Das &

Identified by me
Alamgir Reza Adr
40, Jahangir Reza
28/1, Judges Court Road
P.O. P.P.S. Alipore
Vol-27

District Sub-Registrar IV
Registrar U/S (2) of
Registration 1908
Alipore, South 24 Parganas

11 OCT 2023

(1) **MAYA DAS** wife of Late Jiten Das alias Late Jitendra Kumr Das, by Nationality- Indian, by faith – Hindu, by occupation – House wife, residing at Q-62, Kamdahari Purbapara, Post Office- Garia, Police Station – Bansdroni, Kolkata – 700084, PAN- AFBPD0043C, Aadhar No. 636107121882, Mobile No. 7439141858, (2) **ATANU DAS** alias **ATANU KISHOR DAS** alias **ATANU KISHORE DAS** son of Late Jiten Das alias Late Jitendra Kumr Das, by Nationality- Indian, by faith – Hindu, by occupation – Legal Practitioner, residing at Q-62, Kamdahari Purbapara, Post Office- Garia, Police Station – Bansdroni, Kolkata-700084, PAN- AKWPD2254R, Aadhar No. 424256017316, Mobile No. 9748859709 & (3) **ANINDITA DAS** daughter of Late Jiten Das alias Late Jitendra Kumr Das, wife of Abhijeet Ghosh, by Nationality – Indian, by faith – Hindu, by occupation -Service, residing at Q-62, Kamdahari Purbapara, Post Office – Garia, Police Station -Bansdroni, Kolkata –700084, PAN-ASLPD7486J, Aadhaar No. 9483 36463856, Mobile No. 6292191497, herein after jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their executor/executors, administrator/ administrators, legal representative/ representatives, and assign/assigns) of the **ONE PART**.

B D UDYOG, a sole proprietorship firm having its office at 121/2, Kamdahari Purbapara, Garia, Police Station previously Regent Park at present Bansdroni, Kolkata-700084, (Local Q-13 Kamdahari Purbapara, Kolkata-700084) and represented by its sole proprietor, namely, **MRINAL KANTI DEY**, son of Late Dharendra Kumar Dey, by Nationality- Indian, by faith- Hindu, by occupation - Business, residing at Q-13, Kamdahari Purbapara, Post Office: Garia, Police Station: Bansdroni, Kolkata-700084, District: South 24 Parganas, **PAN- AJAPD8691H**, Aadhaar No. 7936 7191 1689, herein after called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include it's executor/executors, administrator/ administrators, legal representative/ representatives and assign/assigns) of the **OTHER PART**.

WHEREAS by way of a registered Deed of Indenture, Jiten Das (since deceased) during his life time, on 12-03-2001 on payment of the then proper valuable consideration

Mrinal Kanti Dey
 Mrinal Kanti Dey
 Proprietor of B D UDYOG and
 also authorized attorney of
 Maya Das, Atanu Das &
 Anindita Das



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11 OCT 2023

Minakanti Das

Minakanti Das
B.P. UO/OG and
scout of
Maya Das and Minakanti Das
Minakanti Das

mentioned therein, purchased "ALL THAT piece and parcel of Bastu land measuring an area, more or less 2 ½ (two and half) cottahs together with a tiled shed structure having its covered area 120 Sq.ft. lying and situate in Mouza -Kamdahari, J.L. No. 49, Police Station - the then Regent Park now Bansdroni, Sub-Registry office Alipore appertaining to R.S. Khatian No. 45, comprised in R.S. Dag No. 501/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation under Ward No. 111, Premises No. 134, Kamdahari Purbapara, including all easement rights whatsoever thereto, butted and bounded as follows:-

ON THE NORTH : 25ft. wide K.M.C. Road

ON THE SOUTH : Land of Kali Ghatak

ON THE EAST : Land of Kali Ghatak

ON THE WEST : Land of Biva Sarkar"

more fully and particularly described in **SCHEDULE-A** hereunder written, from the then rightful owner namely Sanat Kumar Gupta and took peaceful vacant possession thereof.

AND WHEREAS the aforesaid registered Deed of Indenture dated: 12-03-2001 was duly registered with the office of the District Sub- Registrar - I, Alipore, District South 24 Parganas and duly recorded in Book No. I, Volume No. 15, Pages No. 227 to 238, Being No. 538, For the year 2001.

AND WHEREAS subsequently by way of a registered Deed of Sale written in Bengali, Jiten Das (since deceased) during his life time on 03-07-2002 on payment of the then proper valuable consideration mentioned therein purchased "ALL THAT piece and parcel of Bastu land measuring an area more or less 2 ½ (two and half) cottah together with a tiled shed structure having its covered area 100 Sq.ft. lying and situate in Mouza-Kamdahari, J.L. No.49, Police Station the then Regent Park now Bansdroni, Sub-Registry office Alipore appertaining to R.S. Khatian No. 45, comprised in R.S. Dag No. 510/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata

Minal Kanti Dey
Minal Kanti Dey

Proprietor of B & COYOG and
Sole Agent of
M/s. J. K. Das & Co. Kolkata
Atindul Das

Municipal Corporation under Ward No. 111, Premises No. 134, Kamdahari Purbapara, including all easement rights whatsoever thereto, butted and bounded as follows :-

ON THE NORTH : 25ft. wide K.M.C. Road

ON THE SOUTH : Land of Kali Ghatak

ON THE EAST : Land and structure of Jiten Das

ON THE WEST : Land of Dilip Singha"

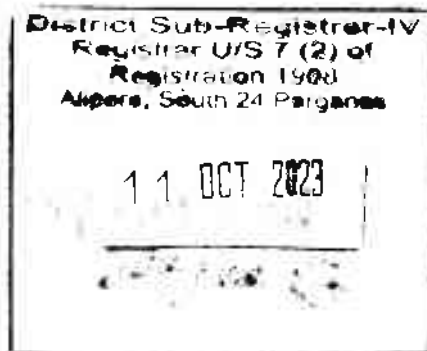
morefully and particularly described in **SCHEDULE-B** hereunder written, from the then rightful owner namely Biva Sarkar and took peaceful vacant possession thereof.

AND WHEREAS the aforesaid registered Deed of Sale dated: 03-07-2002 written in Bengali was duly registered with the office of the District Sub Registrar - I, Alipore, District South 24 Parganas and duly recorded in Book No.I, Volume No. 29, Pages from 117 to 127, Being No. 1019, For the year 2002.

AND WHEREAS subsequently aforesaid Jiten Das alias Jitendra Kurnr Das upon becoming the absolute owner during his life time mutated his aforesaid purchased **SCHEDULE-A** property with the office of the then Calcutta Municipal Corporation under Assessee No. 31-111-12-0134-5 and upon obtaining sanction of a Building Plan constructed a residential structure thereon and encircled his aforesaid purchased **SCHEDULE-A & SCHEDULE -B** property which are contiguous by a common boundary wall, collectively described in **SCHEDULE-C** hereunder written and was enjoying and possessing the same free from all encumbrances whatsoever, by paying rent and taxes thereof and subsequently on 11-07-2013 he died intestate, leaving behind him, his only wife, namely Maya Das, one son, namely, Atanu Kishore Das and one daughter, namely Anindita Das as his only heirs or legal representatives.

AND WHEREAS, according to Hindu Law of Succession after the demise of Jiten Das alias Jitendra Kurnr Das, Maya Das, Atanu Kishore Das and Anindita Das became the joint owners and possessors of **SCHEDULE-C** property hereunder written, which was left by Jiten Das.

Mukul Kanti Das
Mukul Kanti Das
Proprietor of DUDYOG and
also registered authority of
Maya Das, Atanu Kishore Das &
Anindita Das



Manish Kanti Dey

Manish Kanti Dey
Advocate and
Attorney of
Kishore Das &
Attorneys

AND WHEREAS Maya Das, Atanu Kishore Das and Anindita Das the **OWNERS** herein are jointly enjoying and possessing the **SCHEDULE-C** property, hereinafter called and referred to as the **SAID PROPERTY** free from all encumbrances whatsoever as joint owners thereof.

AND WHEREAS the **OWNERS** made up their mind, to commercially exploit the **SCHEDULE-C** property after demolishing the existing structure standing thereon and after obtaining a sanctioned/approved Building Plan from of the office of The Kolkata Municipal Corporation. But due to lack of sufficient fund/ money the **OWNERS** subsequently on 17-02-2020 entered into a Development Agreement with BUILD WELL a partnership firm having its office at Q-13 (Ground Floor), Kamdahari, Purbapara, Post Office : Garia, Police Station : Bansdroni, Kolkata -700084, District South 24 Parganas PAN- AASFB0913B represented by it's partners, namely (1) MRINAL KANTI DEY, son of Late Dharendra Kumar Dey, by faith -Hindu, by occupation -Business, residing at Q-13, Kamdahari, Purbapara, Post Office : Garia, Police Station : Bansdroni, Kolkata -700084, PAN- AJAPD8691H, Aadhar No. 7936 7191 1689, Mobile No. 9836924037 & (2) SHABNAM BEGUM, wife of Md. Afjal Hussain, by faith -Islam by occupation -Business, residing at Kusumba, Post Office : Narendrapur, Police Station : Narendrapur, Kolkata -700103, District South 24 Parganas, PAN- BAHPB9849L, Aadhar No. 8120 3642 5607, Mobile No. 9874675889.

AND WHEREAS the aforesaid DEVELOPMENT AGREEMENT executed on 17-02-2020, was duly registered with the office of the District Sub Registrar - IV, South 24 Parganas and was duly recorded in the office in Book No.1, Volume No. 1604-2020, Pages from 23652 to 23705, Being No.160400698, For the year 2020,

AND WHEREAS we, the **OWNERS** herein on 17-02-2020 also executed a **GENERAL POWER OF ATTORNEY, AFTER EXECUTION OF DEVELOPMENT AGREEMENT** in connection with the aforesaid Development Agreement dated: 17-02-2020 and nominated and appointed (1) MRINAL KANTI DEY, son of Late Dharendra Kumar Dey, by faith -Hindu, by occupation -Business,

Mrinal Kanti Dey
 Mrinal Kanti Dey
 Proprietor M. S. D. UDYOG and
 also joint attorney of
 Maya Das, Atanu Kishore Das &
 Anindita Das



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Handwritten signature: *Minal Kanti Das*
Minal Kanti Das
Practising Advocate and
Notary Public at Alipore, South 24 Parganas, West Bengal

residing at Q-13, Kamdahari, Purbapara, Post Office : Garia, Police Station : Bansdrani, Kolkata -700084, PAN- AJAPD8691H, Aadhar No. 7936 7191 1689, Mobile No. 9836924037 & (2) **SHABNAM BEGUM**, wife of Md. Afjal Hussain, by faith –Islam by occupation –Business, residing at Kusumba, Post Office : Narendrapur, Police Station : Narendrapur, Kolkata -700103, District South 24 Parganas, PAN- BAHPB9849L, Aadhar No. 8120 3642 5607, Mobile No. 9874675889, partners of **BUILD WELL**, a partnership firm having its office at Q-13 (Ground Floor), Kamdahari, Purbapara, Post Office : Garia, Police Station : Bansdrani, Kolkata -700084, District South 24 Parganas PAN- AASFB0913B as our **CONSTITUTED ATTORNEY** in our names and on our behalf to do 'inter-alia' the following acts, deeds, things in respect of the **SAID PROPERTY/ PREMISES** as mentioned in the aforesaid **DEVELOPMENT AGREEMENT** dated: 17-02-2020 and **GENERAL POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT** dated: 17-02-2020.

AND WHEREAS the aforesaid **GENERAL POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT** dated: 17-02-2020 was duly registered before the office of the District Sub Registrar-IV, South 24 Parganas and was recorded in Book No. I, Volume No.1604-2020, Pages from 23706 to 23733, Being No. 160400700, For the year 2020.

AND WHEREAS subsequently one of the partners, namely, Shabnam Begum of the Developer firm namely **BUILD WELL** for some personal problems was unwilling to continue the development works and for this the **DEVELOPER** firm approached the **OWNERS** that they are not in a condition to continue the development works as mentioned in the **DEVELOPMENT AGREEMENT** and requested to cancel the aforesaid **DEVELOPMENT AGREEMENT** dated: 17-02-2020 executed between the **OWNERS** and the **DEVELOPER** therein.

Minal Kanti Dey
Minal Kanti Dey
Proprietor of B D UDYOG and
and Sole Proprietor of
Maya Das, Aditya Kishore Das &
Anindita Das



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AND WHEREAS on 07-10-2023 the OWNERS and the DEVELOPER therein namely BUILD WELL executed a CANCELLATION OF DEVELOPMENT AGREEMENT in respect of the Development Agreement dated: 17-02-2020 in connection with the SAID PROPERTY/PREMISES mentioned therein above also mentioned in SCHEDULE - C of the Development Agreement dated: 17-02-2020.

AND WHEREAS the aforesaid Cancellation of Development Agreement executed on 07-10-2023 was duly registered on 11-10-2023 before the office of the District Sub Registrar -IV, South 24 Parganas and was recorded in Book No. I, Being No. 16041276, For the year 2023.

AND WHEREAS the OWNERS herein/therein also cancel and/or revoke the aforesaid GENERAL POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT executed on 17-02-2020 and which was duly registered before the office of the District Sub Registrar - IV, South 24 Parganas, and was recorded in Book No. I, Volume No. 1604-2020, Pages from 23706 to 23733, Being No. 160400700, For the year 2020.

AND WHEREAS the aforesaid CANCELLATION OF GENERAL POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT was duly registered on 11-10-2023 before the office of the District Sub Registrar - IV, South 24 Parganas, and was recorded in Book No. IV, Being No. 160400455, For the year 2023.

AND WHEREAS subsequently SCHEDULE -C property hereunder written became free from all encumbrances whatsoever.

AND WHEREAS the DEVELOPER herein namely B D UDYOG was approached by the OWNERS to undertake the construction job and the DEVELOPER being willing has agreed to the proposal of the OWNERS and all of them have entered into this DEVELOPMENT AGREEMENT for the same.

Minal Kanti Singh

Minal Kanti Singh

Project: ... and ...
Minal Kanti Singh
Attorney at Law

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AND WHEREAS the said **SCHEDULE-C** property is in rightful possession of the **OWNERS** and the same is free from all encumbrances, charges or liens or attachment and the same is not under any order of acquisition or requisition by Government of West Bengal or any such authority.

AND WHEREAS the **OWNERS** have full power and absolute authority to enter into this **DEVELOPMENT AGREEMENT** and even they or any one on their behalf duly authorized can enter into any agreement with any one to sell or transfer the said land/measuage or any part thereof.

AND WHEREAS the **DEVELOPER** without measuring and also without searching all the Registration Offices, Judicial Departments, office of The Kolkata Municipal Corporation and other official authorities in regard to the **SCHEUDLE-C** property, completely trusting upon the verbal statement of the **OWNERS** expressed their desire to take up the construction job and/or project on the said **SCHEUDLE-C** property under the terms and conditions appearing hereinafter.

AND WHEREAS the **OWNERS** upon believing the ability of the **DEVELOPER** for such construction have agreed to bind themselves under this **DEVELOPMENT AGREEMENT** for the same, in regard to the development/ construction work of the proposed multi-storied building.

NOW THIS INDENTURE WITNESSETH as follows, and the following terms and conditions have been agreed by and between the parties hereto:-

ARTICLE -I COMMENCEMENT :

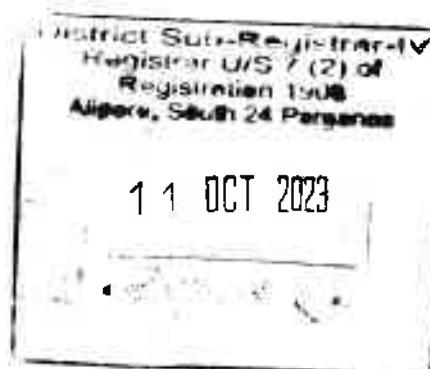
1.1 This **DEVELOPMENT AGREEMENT** shall have effect from the date, month and year written at the outset and shall remain in force until such time all the terms and conditions set forth herein are complied with and/or fulfilled by both the parties.

ARTICLE-II-DEFINITIONS

2.1 OWNERS shall mean and include (1) **MAYA DAS** wife of Late Jiten Das alias Late Jitendra Kumr Das, by Nationality- Indian, by faith - Hindu, by occupation -

Minal Kanti Das
Minal Kanti Das
Proprietor of S.D. Vastog and
S.D. Vastog Agency of
Maya Das Jitendra Das &
Anindita Das

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Manish Kanti Das

Manish Kanti Das
Proprietor of M. K. Das & Co. and
Attorney of
M. K. Das & Co. and
Attorney of

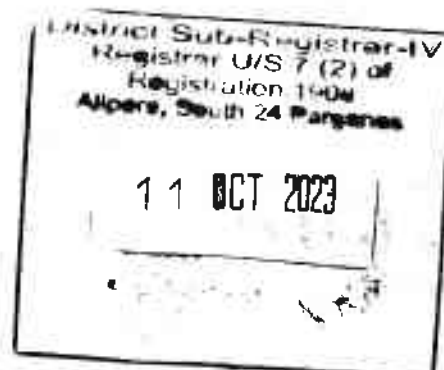
House wife, residing at Q-62, Kamdahari Purbapara, Post Office- Garia, Police Station – Bansdrone, Kolkata – 700084, PAN- AFBPD0043C, Aadhar No. 6361 0712 1882, Mobile No. 7439141858, (2) **ATANU KISHORE DAS** son of Late Jiten Das alias Late Jitendra Kumr Das, by Nationality- Indian, by faith – Hindu, by occupation – Legal Practitioner, residing at Q-62, Kamdahari Purbapara, Post Office- Garia, Police Station – Bansdrone, Kolkata – 700084, PAN- AKWPD2254R, Aadhar No. 4242 5601 7316, Mobile No. 9748859709 & (3) **ANINDITA DAS** daughter of Late Jiten Das alias Late Jitendra Kumr Das, wife of Abhijeet Ghosh, by Nationality – Indian, by faith – Hindu, by occupation – Service, residing at Q-62, Kamdahari Purbapara, Post Office – Garia, Police Station – Bansdrone, Kolkata – 700084, PAN- ASLPD7486J, Aadhaar No. 9483 3646 3856, Mobile No. 6292191497 and all their executor/executors, administrator/ administrators, legal representative/ representatives, and assign/assigns.

2.2 DEVELOPER– shall mean and include **B D UDYOG**, a sole proprietorship firm having its office at 121/2, Kamdahari Purbapara, Garia, Police Station previously Regent Park at present Bansdrone, Kolkata- 700084, (Local Q-13 Kamdahari Purbapara, Kolkata-700084) and represented by its sole proprietor, namely, **MRINAL KANTI DEY**, son of Late Dhirendra Kumar Dey, by Nationality- Indian, by faith- Hindu, by occupation - Business, residing at Q-13, Kamdahari Purbapara, Post Office: Garia, Police Station: Bansdrone, Kolkata-700084, District: South 24 Parganas, **PAN-AJAPD8691H**, Aadhaar No. 7936 7191 1689, and include it's executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns.

2.3 THE SAID PROPERTY/PREMISES – shall mean and include ALL THAT piece and parcel of Bastu land measuring area more or less 5(five)cottahs together with a partly III & partly I storied lying and situate in Mouza-Kamdahari, Police Station the then Regent Park now Bansdrone, J.L. No. 49, Sub Registry office Alipore appertaining to R.S. Khatian No.45, comprised in R.S. Dag No. 501/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation in Ward No. 111, Kolkata Municipal Corporation Premises No. 134, Kamdahari Purbapara, including all easement rights whatsoever thereto more particularly described in the

Mrinal Kanti Dey

Mrinal Kanti Dey
Sole Proprietor of B D UDYOG and
Administrator of the property of
ATANU KISHORE DAS &
ANINDITA DAS



Mineral Quantity
11-08 and
property of
Mishra & Son, Ghore Das &
Aghore Das

SCHEDULE-C below, Postal Address Q-62, Kamdahari, Purbapara, Post Office – Garia, Kolkata- 700084.

2.4 THE NEW BUILDING - shall mean the proposed G+4 multi-storied building to be constructed on the **SAID PROPERTY** mentioned aforesaid after demolishing the existing structure standing thereon at the cost of the **DEVELOPER** in accordance with the sanctioned/approved **BUILDING PLAN** which will be prepared under the instructions of the **DEVELOPER** by a Registered Architect/LBS deputed by the **DEVELOPER** and which will be sanctioned/approved by the office of The Kolkata Municipal Corporation at the cost of the **DEVELOPER** with the prior approval of the **OWNERS** No. 2. The new shall be known, named and marked as “**UTSAV BHAVAN**”.

2.5 BUILDING PLAN - which will be prepared under the instructions of the **DEVELOPER** by a Registered Architect/LBS deputed by the **DEVELOPER** and which will be sanctioned/ approved by the office of the Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

2.6 SPECIFICATIONS - shall mean the specifications of materials, nature and quality of things to be used for the construction of **THE NEW BUILDING** including doors, windows, fittings, fixtures etc. detailed in **Article- VIII** below.

2.7 STAIRCASE - shall mean the stairs leading from the Ground Floor upto the landing space on the roof and as the space kept in the Ground Floor below the stairs.

2.8 COMMON AREAS AND AMENITIES - shall mean and include paths, passage, drains, drive ways, pump room, overhead water tank on the roof, water reservoir in the Ground Floor, water pump and motor, landing spaces from stairs etc. along with the ultimate roof described in **SCHEDULE-D** below.

2.9 OWNERS' ALLOCATION shall mean the constructed portion except the **DEVELOPER'S ALLOCATION** detailed in **Article-VI** below.

2.10 DEVELOPER'S ALLOCATION - shall mean and include the constructed area except the portion delivered to the **OWNERS** as **OWNERS' ALLOCATION** which is saleable to bonafide purchasers of the same outsiders on receipt of payment by the **DEVELOPER** detailed in **Article-VII**, below.

Moinel Kanti Das
 Moinel Kanti Das
 Proprietor of S. O. UDYOG and
 also a member attorney of
 Maya Das, Anand Kishore Das &
 Anand Das

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Manish Kanti

File No. _____ and
Date of _____
of _____
of _____
of _____

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2.11 TRANSFER - means giving by a registered Deed of Conveyance executed by the **OWNERS** or by any other person/persons duly authorized by their lawfully and legally under instructions from the **DEVELOPER**.

2.12 TRANSFEROR - The **OWNERS** herein mentioned above and such other persons lawfully authorized by them.

2.13 TRANSFEREE - The Purchaser/Purchasers who will buy any flat or portion of the proposed building.

2.14 CONSIDERATION - The constructed are of the building proposed to be built at the cost of the **DEVELOPER** and to be given to the **OWNERS** as **OWNERS' ALLOCATION** without taking any money shall be treated as **OWNERS' consideration** in allowing the **DEVELOPER** herein to develop the **SAID PROPERTY**.

ARTICLE - III- OWNERS' RIGHT AND OBLIGATIONS:

3.1 The **OWNERS** above named are seized and possessed of and well and sufficiently entitled to the **SAID PROPERTY** mentioned in the **SCHEDULE-C** below.

3.2 The **OWNERS** shall not enter into any agreement, mortgage and/or transfer to any other party or person in respect of the **SAID PROPERTY** after signing and/or executing these presence to encumber the same in any manner whatsoever.

3.3 The **OWNERS** shall be liable for payment of all rates and taxes etc. upto the date prior to delivery of possession of the said **SCHEDULE-C** property and vacant possession for the demolition of the existing structure and to start construction job as per sanctioned plan to the **DEVELOPER**.

3.4 The **OWNERS** shall hand over the original documents, relevant papers in regard to the **SAID PROPERTY** mentioned above, Assessment Roll, upto-date Tax receipt from The Kolkata Municipal Corporation and all other necessary documents in regard to the **SAID PROPERTY** to the **DEVELOPER** against proper receipts as and when required, for the smooth progress of the aforesaid development work.

3.5 The **OWNERS** shall deliver physical vacant possession of the **SAID PROPERTY** to the **DEVELOPER** who will be permitted to start the construction job after signing this AGREEMENT.

Mineral Kanti Day
Mineral Kanti Day
Proprietor of UDYOG and
also acting as attorney of
Maya Das, Kishore Das &
Attorneys



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Arinal Kanti Dey
Arinal Kanti Dey
Proprietor, S. P. Dey & Co. and
Sons, Chartered Accountants of
Maha Das, Chartered Accountants &
Arinal Das

3.6 The **OWNERS** shall give and/or execute a registered **GENERAL POWER OR ATTORNEY** in favour of the proprietor of the **DEVELOPER** firm at the time of execution and/or registration of this **DEVELOPMENT AGREEMENT**.

3.7 The **OWNERS** shall execute and register Agreement for Sale and/or Deed of Conveyance in respect of the **DEVELOPER'S ALLOCATION** in favour of the intending purchaser/purchasers at the request of the **DEVELOPER** and they shall not or will not claim any money in respect thereof.

3.8 The **OWNERS** shall not claim or demand any unreasonable constructed area except that has been earmarked in their allocation i.e **OWNERS' ALLOCATION**. If they so like, they may approach the **DEVELOPER** and if possible the **DEVELOPER** will comply to that but that too with the price, to be paid to the **DEVELOPER** by the **OWNERS**.

3.9 The **OWNERS** shall not obstruct the **DEVELOPER** and its employee, labour etc. to enter into the **SAID PROPERTY** and they shall not object to any advertisement made on the spot or display any sign board, for the purpose of sale of the **DEVELOPER'S ALLOCATION** and/or their men and agent will not create any obstruction in the smooth running of the construction job of the proposed building in any manner whatsoever similarly if the **OWNERS** intend to make any such display for the **OWNERS' ALLOCATION** can do the same.

3.10 The **OWNERS** shall get their allocated portion as soon as the construction of the building is completed within the time as described in **Article-IV, (4.2)** or before.

3.11 The **OWNERS** shall not object to the execution of any agreement between the **DEVELOPER** and the intending Flat/Car Parking Space/ Commercial Space purchaser/purchasers of the portion allotted to the **DEVELOPER**. It is pertinent to mention here that if the **DEVELOPER** makes any agreement with the intended Flat/Car Parking Space/ Commercial Space purchaser/purchasers in respect of **DEVELOPER'S ALLOCATION** contrary to this **DEVELOPMENT AGREEMENT**, the **DEVELOPER** shall be responsible for that and the **OWNERS** shall be in no way responsible for the same and in that event the intended Flat/Car Parking Space/

Minel Kanti Das
Minel Kanti Das

Proprietor of **UDYOG and**
Sole Attorney of
Maya Das, Kishore Das &
Minel Das

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Mineral Rights by

Mineral Rights Day
Produced by S. S. D. D. G. and
S. S. D. D. G. and
Major D. S. Kithore Das &
Anand Das

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Commercial Space purchaser/ purchasers shall have no right to sue against the **OWNERS**.

3.12 If the **OWNERS** violate the terms of this **DEVELOPMENT AGREEMENT** they shall be liable to pay adequate compensation to the **DEVELOPER**.

3.13 The **OWNERS** shall not claim the common portions to use as their own and likewise the **DEVELOPER** or any purchaser/purchasers purchasing shares of the **DEVELOPER'S ALLOCATION** shall in no circumstances claim to use as his/her/their own.

3.14 The **OWNERS** shall not be responsible for any laches in the construction or for use of sub-standard materials, if used by the **DEVELOPER** or it's men and agents, the **DEVELOPER** will be fully responsible for those.

3.15 During the continuance of this **DEVELOPMENT AGREEMENT** the **OWNERS** shall not let out, make lease or mortgage the **SAID PROPERTY** or building or any portion thereof, to any third party outsider.

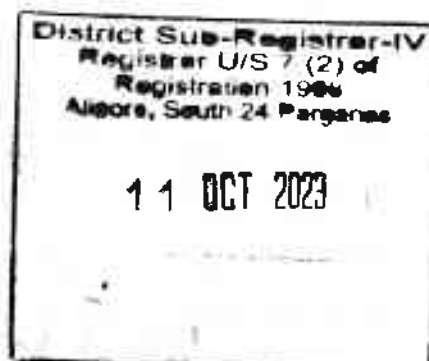
ARTICLE -IV - DEVELOPER'S RIGHTS AND OBLIATIONS

4.1 After the signing of this **DEVELOPMENT AGREEMENT** the **DEVELOPER** shall have the right to take possession of the **SCHEDULE-C** property concerned and do all works in connection with the construction job, after obtaining the sanctioned/approved **BUILDING PLAN** from the Office of The Kolkata Municipal Corporation.

4.2 The **DEVELOPER** shall take all measures for construction of the multi-storied building in accordance with the sanctioned/approved **BUILDING PLAN** according to rules of laws at its own cost and expenses and shall complete the construction within **36 (thirty six) months** from the date of obtaining the sanctioned **BUILDING PLAN** from the Office of The Kolkata Municipal Corporation.

4.3 From the date of execution of this **DEVELOPMENT AGREEMENT** and during the period of construction, the **DEVELOPER** shall pay and clear up all the due taxes upto the time of obtaining the Completion Certificate and delivering possession to the **OWNERS** in respect of the **OWNERS' ALLOCATION**.

Minal Kanti Das
 Minal Kanti Das
 Proprietor II & O JYOG and
 and associated property of
 May 11, 2011, Kolkata Das &
 Anurupa Das



Minelanti Dey

Minelanti Dey
Practising as a UDYOG and
Pw. and as attorney of
Mays Das, Anur. Kishore Das &
Anurupa Das

4.4 The **DEVELOPER** is permitted to get papers, petitions, documents etc. ready and get the same signed by the **OWNERS** when needed and/or required, subject to the terms and conditions as laid down in this **DEVELOPMENT AGREEMENT**.

4.5 The **DEVELOPER** shall have full power and authority to enter into any agreement with anybody to sell the portions allotted to the **DEVELOPER** and in doing so, it may realize money or price from the intending purchaser/purchasers, in respect of the **DEVELOPER'S ALLOCATION** only. It is pertinent to mention here that the **OWNERS** are in no way responsible for the same and the intended purchaser/purchasers will have no right and authority to sue against the **OWNERS** for any laches in the part of the **DEVELOPER** in any regard, to the **DEVELOPER'S ALLOCAION**.

4.6 In the event of delay in completion of the project within the specific period as mentioned in this **DEVELOPMENT AGREEMENT** the **DEVELOPER** is liable to pay the damages to the **OWNERS** @ Rs.1,000/-(Rupees one thousand only) per month till the date of delivery of habitable possession to the **OWNERS** in respect of the **OWNERS' ALLOCATION**.

4.7 The **DEVELOPER** without any objection from the **OWNERS** or anybody else, may fix up price of the Flat/Car Parking Space/ Commercial Space to be sold by the **DEVELOPER** in respect of the **DEVELOPER'S ALLOCATION**.

4.8 The **DEVELOPER** shall incur all expenses in the matter of construction of the proposed multi-storied building to be constructed in accordance with the sanctioned /approval **BUILDING PLAN** on the land more fully described in the **SCHEDULE-C** hereunder, written.

4.9 The **DEVELOPER** is permitted to hung up notice and sign boards on the spot for this particular project only and may make any advertisement for the purpose of sale of the **DEVELOPER'S ALLOCATION** to the different intending purchaser/purchasers as to be decided by the **DEVELOPER** exclusively.

4.10 The **DEVELOPER** shall make the construction of the proposed multi-storied building according to the specifications stated below.

4.11 The **DEVELOPER** may appoint any person, such as Architect, Engineers, Labours, or any employee in this regard and shall bear the expenses for such employees.

Minil Kanti Dey
Minil Kanti Dey
Proprietor of B G UDYOG and
Generalized Attorney of
Maya Das, Annu, Kancha Das &
Annu Das



Mineral Kanti Sanyal

Mineral Kanti Sanyal
Proprietor, 100 B. UDYOG and
Soci. Co. Pvt. Ltd. Agency of
Mineral Kanti Sanyal Das &
Anindita Das

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 OCT 2023

4.12 The **DEVELOPER** shall ensure bringing of water connection from The Kolkata Municipal Corporation at its own cost.

4.13 The **DEVELOPER** shall arrange to take electric connection from WBSEDCL to install main meter, transformer and Lift and the intended purchaser of the **DEVELOPER'S ALLOCATION** along with the **OWNERS** herein shall pay the proportionate cost thereof, and shall also pay all taxes, GST as enforced by the Law of the land. The **DEVELOPER** shall meet up the expenses for electricity charges during the period of construction work.

4.14 The **DEVELOPER** shall also complete the work of sanitation, sewerage etc. and make the flats/units, habitable and usable without any trouble or difficulty and obtain Completion Certificate from The Kolkata Municipal Corporation Authority at its own cost and expenses.

4.15 The **DEVELOPER** shall be responsible for any deviation in the construction beyond the sanctioned/approved **BUDILDING PLAN**.

4.16 The **DEVELOPER** shall be liable to pay any fine or penalty or charges, if imposed, by The Kolkata Municipal Corporation or any statutory authority for un authorized construction or deviation in the said job.

4.17 The **DEVELOPER** shall allow the **OWNERS** or their men and agent to inspect the construction work but in no case they or their men and agent shall disturb the **DEVELOPER** or their men and agent to continue the construction work.

4.18 The rights of the **DEVELOPER** shall cease after the completion of construction of the proposed New Building and after disposal of all flats to the respective purchaser/purchasers in respect of **DEVELOPER'S ALLOCATION** and also after delivery of possession of the portion earmarked for the **OWNER'S** along with the Completion Certificate from The Kolkata Municipal Corporation.

4.19 The **DEVELOPER** shall have no right to complete sale or delivery of possession and or execute any registered Deed of Conveyance in respect of the Flat/Car Parking Space/ Commercial Space under **DEVELOPER'S ALLOCATION** until and unless the allotted portion of the **OWNERS** be delivered first to **OWNERS**.

Minal Kanti Das

Minal Kanti Das
Proprietor of B O UDYOG and
Sons, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 10/139, 10/140, 10/141, 10/142, 10/143, 10/144, 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Mineral Quantity

Mineral Quantity Dey
Proprietor of DUDYOG and
also Mineral Attorney of
Majda Das, Min. Attorney Das &
Ajay Das

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 OCT 2023

4.20 The **DEVELOPER** shall use the materials of good and standard quality of ISI mark and/or as described in the National Building Code.

4.21 The **DEVELOPER** shall construct the building at its own cost and expenses according to the sanctioned/approved **BUILDING PLAN** which is to be prepared by the Architect or Consultant of the **DEVELOPER** at the cost of the **DEVELOPER**.

4.22 The **DEVELOPER** shall do piling job according to the views recommended/stipulated in Soil Test Report by Soil Experts and Architect or Engineer, if necessary.

4.23 The **DEVELOPER** shall not deposit the original title deed of the **SAID PROPERTY** land under development to any Bank(s), Financial Institutes as a collateral security for securing advances and/or loans for construction of the proposed building in and upon the **SAID PROPERTY** in terms of the **DEVELOPMENT AGREEMENT**.

ARTICLE – V – GENERAL

5.1 Both parties, shall render co-operation to each other.

5.2 This **DEVELOPMENT AGREEMENT** shall always be treated as an agreement by and between 'Principal'. The **OWNERS** and the **DEVELOPER** have entered into this **DEVELOPMENT AGREEMENT** purely on joint venture basis and nothing stated herein shall be deemed to be as partnership between them.

5.3 Nothing shall be done to prejudice or hinder the interest of either of the parties.

5.4 The construction shall be completed within **36 (thirty six) months** from the date of obtaining the sanctioned **BUILDING PLAN** from the office of The Kolkata Municipal Corporation provided, if any, delay is caused by the **OWNERS** for vacating the **SCHEDULE-C** property that should have to be considered by the **OWNERS** and the **OWNERS** should have to extend that period of time for completing the entire construction job. Any delay be caused of natural calamity or act of God will be considered or condoned by mutual discussion.

5.5 Each party shall be liable for payment of their respective share of taxes after taking delivery of possession of their respective allocations after obtaining the Completion Certificate from The Kolkata Municipal Corporation authority. Be it clearly

Mineral Kanti Das
Mineral Kanti Das
Sole Agent of E. D. D. D. D. D. and
Sole Agent of E. D. D. D. D. D. and
Sole Agent of E. D. D. D. D. D. and
Sole Agent of E. D. D. D. D. D. and



Minul Kanti Das

Minul Kanti Das
Probationary District Registrar and
Joint District Registrar of
Alipore, South 24 Parganas &
Purba Medinipur

District Sub-Registrar IV
Alipore, South 24 Parganas
Registration Office (2) of
Alipore, South 24 Parganas
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mentioned here that if any taxes (GST/Service Tax etc) be imposed or payable in respect of **OWNERS' ALLOCATION**, the **OWNERS** shall have to pay the same.

5.6 The allocations of the **OWNERS** and the **DEVELOPER** have been detailed below separately.

5.7 The common areas and common amenities and facilities have been shown in **SCHEDULE – D** below.

5.8 The entire premises/land has been described in **SCHEDULE –C** below.

5.9 The specifications and nature and standard of materials to be used in the construction of the New Building have been detailed in **SCHEDULE-E** below.

5.10 Until installation of separate electric meters for supply of electric energy to the respective flats / units, the proportionate share of total bill is to be paid by the respective owners.

5.11 Not to use the building or premises or any part of it for carrying any illegal or immoral trade or for any commercial purpose such activity that may cause disturbance annoyance or hazard to others.

5.12 The **DEVELOPER** is permitted to make any addition or alteration in the structure or common walls of the building at its own cost and expenses and that should be regularized by The Kolkata Municipal Corporation as and when required.

5.13 That the **DEVELOPER** is permitted to hung up any hoarding, glow sign board or any kind of notice whatsoever relating to only this project on the **SCHEDULED PROPERTY**.

ARTICLE - VI - OWNERS' ALLOCATION

6.1 The **OWNERS** in lieu of their land will get **OWNERS' ALLOCATION** and they shall not claim any interest in respect of the **DEVELOPER'S ALLOCATION**. The **OWNERS** will be allotted as follows :-

a) The sum of Rs. 20,00,000/- (Rupees twenty lakhs) only which is not refundable and this amount will be paid as follows by the **DEVELOPER** to the **OWNERS:-**

Minati Kanti Dey
Minati Kanti Dey
President of B RUDYOG and
also constituted attorney of
Maya Das, Anurupa Kishore Das &
Anindita Das.



Moumit Kanth Dey

Moumit Kanth Dey
Proprietor of S D UDYOG and
and authorized attorney of
MITA DEVI, Ashore Das &
Amrita Das

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(i) Rs. 15,55,000/- (Rupees fifteen lakhs fifty five thousand) only on or before execution of this **DEVELOPMENT AGREEMENT**.

(ii) Rs. 4,45,000/- (Rupees four lakhs forty five thousand) only to be paid on or before sanction of the proposed **BUILDING PLAN**.

(b) (i) **Entire First Floor** of the proposed New Building.

(ii) **Entire Fourth Floor** of the proposed New Building.

(iii) **50% of the entire Commercial Space**, in the **Ground Floor** of the proposed New Building.

(iv) **50% of the entire Car Parking Space**, in the **Ground Floor** of the proposed New Building.

Be it noted here that upon sanction of the Building Plan, the **OWNERS** and the **DEVELOPER** will execute a Supplementary Development Agreement and specify their respective allocation by meets and bounds in the Ground Floor in connection with Commercial Space and Car Parking Space.

6.2 The **DEVELOPER** will not charge anything towards **OWNERS' ALLOCATION** to the **OWNERS**.

6.3 Upon delivery of the possession of the **SAID PROPERTY**, by the **OWNERS** to the **DEVELOPER**, the **DEVELOPER** will arrange one two bedrooms flat in the local area for the shifting of the **OWNERS** and shall arrange 100 Sq.ft. commercial space for the shifting of the office space of the **OWNER No. 2** till the **OWNERS** are not delivered their allocation after completion of the New Building and the rent of the two bedrooms flat and 100 Sq.ft. commercial space shall be paid by the **DEVELOPER**. Be it also noted here, upon demolition of the existing structure on the **SAID PROPERTY** the sale proceeds of the materials shall be received by the **DEVELOPER** and the **OWNERS** shall not claim anything towards that.

6.4 The **OWNERS** may sell /lease out/ induct tenant or transfer any portion from their allotment, i.e **OWNERS' ALLOCATION** to any intended person/ persons by

Minal Kanti Dey
Minal Kanti Dey
Proprietor of B.D. UDYOG and
also continued attorney of
Maha Das, Ananta Kishore Das &
Anindita Das

Contd....P/19



Mineral Kanti Dey

Mineral Kanti Dey

Proprietor of S. D. UGROG and
also legal and attorney of
Naya Das, Nanda Mohan Das &
Anil Kumar Das

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way of registered documents and the **DEVELOPER** will not have any objection in this regard. It is pertinent to mention here that if at any point of time the **OWNERS** intend to sellout any portion of their allocation i.e., **OWNER'S ALLOCATION** by way of registered Deed of Conveyance the **DEVELOPER** is bound to confirm that Deed of Conveyance by putting its signature as **CONFIRMING PARTY**.

ARTICLE - VII - DEVELOPER'S ALLOCATION

7.1 The **DEVELOPER** will be allotted the rest portion of the entire newly constructed multi-storied building which will be constructed in accordance with the sanctioned/ approved **BUILDING PLAN** after delivering the **OWNER'S ALLOCATION** as mentioned in **ARTICLE - VI** above written.

ARTICLE - VIII - SPECIFICATIONS

(Specification of Construction of the Building)

8.1 NUMBER OF FLOORS: As per sanctioned **BUILDING PLAN**, with the provision of one lift.

8.2 GENERAL : The Building shall be of R.C.C. Framed Structure.

8.3 BRICK WORK : 200 mm thickness brick work shall be done on outside wall with first class brick/block brick and 75/ 125 mm thick inside partition wall of flat as necessary.

8.4 FLOORING : All rooms, verandah will be laid with tiles and skirting thereof, Kitchen will have Marble on kitchen table and wall tiles upto 3 (three)ft. height over kitchen table with marble floor, in toilet marble floor, tiles at wall upto 6 feet height from floor level.

8.5 PLASTERING : Standard thickness.

8.6 DOORS & WINDOWS - All doors of the flat shall be of commercial flash door with both side laminated, window are of aluminum framed with glass panel and iron grill.

Mural Kanti Das

Mural Kanti Das
Proprietor of B. D. UDYOG and
the authorized attorney of
Maya Das, Anand Kishore Das &
Anand Das



Mineral Rauti Singh

Mineral Rauti Dey
Proprietor of S. D. DYOOG and
solicitor-at-law of
Main Das, Ram Mohan Das &
Abinash Das

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8.7 TOILET & KITCHEN : Indian type pan/commode (Hindware/ Paryware/ Cera make) with arrangement of cistern and shower, hot & cold water, wash-basin with one tap shall be provided. Kitchen - One steel sink with tap(all taps are Essco/Jaguar/ Ess make).

8.8 INSIDE OF FLAT WALL : Finished with putty except stair wall.

8.9 STAIR CASE RAILING : 2 feet 3 inches height of iron grill.

8.10 ELECTRICAL INSTALLATION :

(a) Separate Meter for each flat at the cost of the respective owners.

(b) Three lights, two fan and two plug point in multi room.

(c) Three lights, one fan and one plug point in bed room & one A.C. Point.

(d) One light point in toilet and one light point in kitchen. Points for exhaust fan/chimney, one plug point for mixi/ microwave oven in kitchen, One 15 Amp. plug in toilet for Geyser.

(e) Concealed wiring with copper wire (Havels /Finolex/Ploy Cab make)

8.11 EXTRA WORK : All extra work other than the standard specification shall be entertained by the developer and charged at the rate as calculated by the **DEVELOPER** before start of the work and payment shall be made in advance prior to the start of work.

8.13 WATER SUPPLY : Overhead Tank and Reservoir at ground floor in the common area and connected internal lines as necessary in kitchen, toilet. Water Pump with motor in Ground Floor.

ARTICLE - IX - LEGAL JURISDICTION :

9.1 The High Court at Calcutta and its Subordinate Courts in the District of South 24 - Parganas at Alipore or if any other Court specially empowered for the same.

Manish Kanti Das
Manish Kanti Das
Proprietor of B. O. UDOG and
also Consultant Attorney of
Maysa Das, Anand Kishore Das &
Anindita Das



Michael Kanti d7

For the District Sub-Registrar and
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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SCHEDULE -A ABOVE REFERRED TO

“ALL THAT piece and parcel of Bastu land measuring an area, more or less 2 ½ (two and half) cottah together with a tiled shed having its covered area 120 Sq.ft. lying and situate in Mouza - Kamdahari, J.L. No. 49, Police Station – the then Regent Park now Bansdroni, Sub-Registry office Alipore appertaining to R.S. Khatian No. 45, comprised in R.S. Dag No. 501/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation in Ward No. 111, Premises No. 134, Kamdahari Purbapara, including all easement rights whatsoever thereto, butted and bounded as follows:-

ON THE NORTH : 25ft. wide K.M.C. Road

ON THE SOUTH : Land of Kali Ghatak

ON THE EAST : Land of Kali Ghatak

ON THE WEST : Land of Biva Sarkar”

SCHEDULE-B ABOVE REFERRED TO

“ALL THAT piece and parcel of Bastu land measuring an area more or less 2 ½ (two and half) cottah together with a tiled shed having its covered area 100 Sq.ft. lying and situate in Mouza-Kamdahari, J.L. No.49, Police Station the then Regent Park now Bansdroni, Sub-Registry office Alipore appertaining to R.S. Khatian No. 45, comprised in R.S. Dag No. 510/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation in Ward No. 111, Premises No. 134, Kamdahari Purbapara, including all easement rights whatsoever thereto, butted and bounded as follows :-

ON THE NORTH : 25ft. wide K.M.C. Road

ON THE SOUTH : Land of Kali Ghatak

ON THE EAST : Land and structure of Jiten Das

ON THE WEST : Land of Dilip Singha”

Mineral Kanti Day
Mineral Kanti Day
Proprietor of B. D. UDYOG and
and consulted attorney of
Moya Das, Kishore Das &
Ananda Das

Contd....P/22



Minal Kanti Das

Minal Kanti Das
District Sub-Registrar IV
and District Registrar of
Alipore, South 24 Parganas

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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SCHEDULE -C ABOVE REFERRED TO

(The Entire Property)

ALL THAT piece and parcel of Bastu land measuring area more or less 5(five) cottahs together with a cemented flooring partly III & partly I storied residential building measuring an area of 3300 Sq.ft.(1300 Sq.ft. on the Ground Floor, 1000 Sq.ft. First Floor and 1000 Sq.ft. on the Second Floor) standing thereon lying and situate in Mouza- Kamdahari, J.L. No.49, Police Station – the then Regent Park now Bansdroni, Sub-Registry office Alipore appertaining to R.S. Khatian No.45, comprised in R.S. Dag No. 501/1482, within the limits of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation under Ward No. 111, Kolkata Municipal Corporation Premises No. 134, Kamdahari Purbapara, Postal Premises No. Q-62, Kamdahari Purbapara, Kolkata – 700084, including all easement rights whatsoever thereto.

Butted and bounded as follows:-

- ON THE NORTH : 25ft. wide K.M.C. Road.
- ON THE SOUTH : House of Late Dilip Singha.
- ON THE EAST : K.D.S. Residency.
- ON THE WEST : 25ft. wide K.M.C. Road.

SCHEDULE - "D" REFERRED TO ABOVE

(Common parts and portion in the **SAID BUILDING** after construction)

- 1) Stair case from Ground Floor to Top Floor of the **SAID BUILDING**.
- 2) Landing/ Hand Railing and other fixture installed in the Stair case.
- 3) Common Passage for ingress and egress from main Municipal Road to the **SAID BUILDING**.
- 4) Sewerage, Septic Tank, Drainage, electric Connection, ground floor reservoir, Connected Installation in the **SAID BUILDING**.

Mineral Kanti Dey
 Minnal Kanti Dey
 Proprietor of B.D.UDYOG and
 also consultant attorney of
 Maya Das, Anand Kishore Das &
 Anindita Das

Contd....P/23

5) Overhead Tank, Motor Pump, Water Supply, Water Evocation Pipes, Fittings save and except the installation made inside the **SAID FLAT**.

6) Foundation, Column and Outside Walls of the building including the Boundary Wall of the entire premises.

7) All Electrical installation, fixtures, fittings in respect of the **SAID BUILDING** as would be specified by the **DEVELOPER/ PROMOTER** of the **SAID BUILDING**.

8) Such other equipment, installation, fixture and fittings in respect of entire building/ holding as would be specified by the **DEVELOPER/PROMOTER** of the **SAID BUILDING** from time to time.

SCHEDULE - "C" ABOVE REFERRED TO

(Common expenses after completion of the **SAID BUILDING** to be paid by the respective owners/occupiers of every unit)

1. The expenses of administration, maintenance, repairs, replacement of the common parts and equipments and accessories, common areas and facilities, including white washing, painting and decorating, exterior portion of the **SAID BUILDING**, the boundary walls entrance, stair case and its landings, gutters, rain water pipes motor and water pumps, water pipes, electric wirings and installations, sewers, drains and all other common parts, fixtures, fittings and equipments upon the **SAID BUILDING** enjoyed or used in common by the **PURCHASER** and the co purchasers of the **SAID BUILDING** or other occupiers/co-owners after possession.
2. The cost of cleaning, maintenance and lighting the main entrance, passage, landings, staircase and other parts of the **SAID BUILDING** as enjoyed or used in common by the occupiers of the **SAID BUILDING**.
3. The salaries and wages of manager, clerks, bills collectors, choudkidars, plumbers, electricians, sweepers, common to all occupiers.

Minati Kanti Dey

Minati Kanti Dey
Promoter of S O UOYOG and
also consultant attorney of
Maha Das Atanu Pasnore Das &
Anindita Das



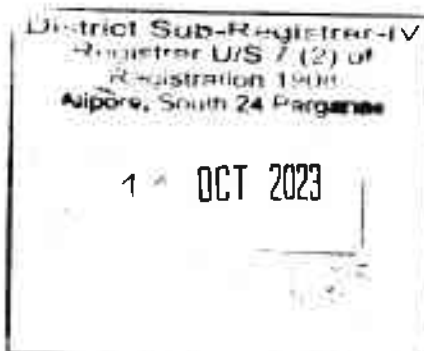
District Sub-Registrar-IV
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Registration 1908
Alipore, South 24 Parganas

11 OCT 2023

Mineral Receipt
Mineral Receipt
Proprietor B. D. UDYOG and
also containing receipt of
Maya Das, Aurore, South 24 Parganas &
Anindita Das

4. The cost of working repairs, replacement and maintenance of pumps and other plumbing works including all charges for the service to be rendered in common to all the occupiers.
5. Municipal and other taxes, rates and levies payable in common by both owners and occupiers and/or outgoings etc.
6. All electricity charges, payable in common for the common portion of the **SAID BUILDING**.
7. Other expenses including printing and stationery as also all litigation expenses incurred in respect of any dispute with the Municipal Authority and other local authorities Government or any other person in relation to or as may be deemed by the builder or any ad-hoc committee or Association or owners and or occupiers to be necessary or incidental to the maintenance and upkeep of the **SAID LAND** including the **SAID BUILDING**.

Minal Kanti Dey
Minal Kanti Dey
Proprietor of U D UOYOG and
who controlled attorney of
Maya Das, Anand Kishore Das &
Anand Das



Mineral Kant Dey
Mineral Kant Dey
Proprietor of B D UDYOG and
also registered attorney of
Maya Devi Kishore Kumar Das &
Annapurna Das

5

IN WITNESS WHEREOF the parties hereto have signed this
DEVELOPMENT AGREEMENT on this day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE PARTIES AT GARIA
IN THE PRESENCE OF :-

WITNESS :

1) *Alamgir Reza* 1. *Maya Das*
28/1, Judge Court ^{Adr} 2. *Atanu Kishore Das*
Road 3. *Arinulita Das*
Kot-27

SIGNATURE OF THE OWNERS/LANDLORDS

2) *Praballad Patra*
Somnath
Kot-150

B. D. UDYOG

(Minal Kanti Das)

SIGNATURE OF THE DEVELOPER/PROMOTER

Md. Afjal Hussain

Md. Afjal Hussain

Advocate

Enrolment No. F 759/775 of 2001

Bar Council of West Bengal

High Court, Calcutta

Typed by:-

Kalyan Das
Kalyan Das
Boral

Minal Kanti Das

Minal Kanti Das
Proprietor of B. D. UDYOG and
and authorized attorney of
Maya Das, Atanu Kishore Das &
Arinulita Das



District Sub-Registrar-IV
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Registration 1908
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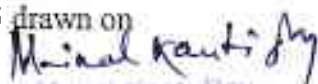
Manind Kanti Dey

Manind Kanti Dey
Principal of B D U D Y O G and
H C Mahavidyalaya of
Majra Dey, Panch Kishore Dey &
Anindita Dey

MEMO

RECEIVED the sum of Rs. 15,55,000/- (Rupees fifteen lakhs fifty five thousand) only by cheque from the within named **DEVELOPER** by the within named **OWNERS** as part payment of **OWNERS' ALLOCATION** as per Memo given hereunder below:

- | | |
|--|----------------|
| (1) By Cheque No. 184188, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (2) By Cheque No. 184189, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (3) By Cheque No. 184190, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (4) By Cheque No. 184191, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (5) By Cheque No. 184192, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (6) By Cheque No. 184193, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (7) By Cheque No. 184194, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 1,00,000/- |
| (8) By Cheque No. 184195, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Maya Das | Rs. 55,000/- |
| (9) By Cheque No. 184196, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Atanu Kishore Das | Rs. 1,00,000/- |
| (10) By Cheque No. 184197, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Atanu Kishore Das | Rs. 1,00,000/- |
| (11) By Cheque No. 184198, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Atanu Kishore Das | Rs. 1,00,000/- |
| (12) By Cheque No. 184199, Dated: 07-10-2023 drawn on State Bank of India, Boral Branch, issued in favour of Anindita Das | Rs. 1,00,000/- |
| (13) By Cheque No. 184200, Dated: 07-10-2023 drawn on | |


 Minal Kanti Dey
 Proprietor of P. D. UDYOG and
 also authorized attorney of
 Maya Das, Atanu Kishore Das &
 Anindita Das

Contd...P/27



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Alipore, South 24 Parganas

11 OCT 2023

Manish Kanti Das
Manish Kanti Das
Proprietor, U.S. D. U.S. and
and associated attorney of
Maya Das, Alipore, Alipore Das &
Anand Das

State Bank of India, Boral Branch,
issued in favour of Anindita Das

Rs. 1,00,000/-

(14) By Cheque No. 184201, Dated: 07-10-2023 drawn on
State Bank of India, Boral Branch,
issued in favour of Anindita Das

Rs. 1,00,000/-

(15) By Cheque No. 184202, Dated: 07-10-2023 drawn on
State Bank of India, Boral Branch,
issued in favour of Anindita Das

Rs. 1,00,000/-

(16) By Cheque No. 184203, Dated: 07-10-2023 drawn on
State Bank of India, Boral Branch,
issued in favour of Anindita Das

Rs. 1,00,000/-

Total

Rs. 15,55,000/-

(Rupees fifteen lakhs fifty five thousand) only

SIGNED, SEALED & DELIVERED
BY THE PARTIES AT ALIPORE
IN THE PRESENCE OF :-

WITNESSES

1. *Alamgir Reza*

1. *Maya Das*
2. *Arnu Kishore Das*
3. *Anindita Das*

SIGNATURE OF THE OWNERS

2. *Prahallad Patra*

Minhal Kanti Dey
Minhal Kanti Dey
Proprietor of B. D. UDYOG and
Sole authorized attorney of
Maya Das, Arnu Kishore Das &
Anindita Das



District Sub-Registrar-IV
Registrar 1/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 OCT 2023

Mineral Kanti Das
Mineral Kanti Das
First Joint H.C. & D. G. R. O. and
Attorney of
Maya D.
Mineral Kanti Das &
Mineral Kanti Das

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name : **MAYA DAS**

Signature *Maya Das*

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name : **ATANU DAS alias ATANU KISHORE DAS**

Signature *Atanu Kishore Das*

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name : **ANINDITA DAS**

Signature *Anindita Das*

Mineral Hand by
 Mineral Hand by
 Promoter of SD DDOVG and
 SDI and attorney of
 May 2009 Atanu Kishore Das &
 Anindita Das



District Sub-Registrar-IV
Registration 1757 (2) of
Alipore, South 24 Parganas

11 OCT 2023

Manish Kant Das

Manish Kant Das
Proprietor of S. D. UDYOG and
also licensed attorney of
Maya Das, Anand Kishore Das &
Anupam Das

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name : **MRINAL KANTI DEY**

Signature *Mrinal Kanti Dey*

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name :

Signature

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name :

Signature

Mrinal Kanti Dey
 Mrinal Kanti Dey
 Promoted to UDYOG and
 is now also attorney of
 Major Gen. Aban Kishore Das &
 Anand Das



District Sub-Registrar-IV
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Registration 1908
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11 OCT 2023

Mural Kanti Das
Mural Kanti Das
Proprietor of H.D. UDYOG and
Advocate and Attorney of
Mural Das, Ananta Kishore Das &
Ananta Das



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240248695872

GRN Details

GRN: 192023240248695872
GRN Date: 06/10/2023 14:50:37
BRN: IB06102023751412
GRIPS Payment ID: 061020232024869586
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: Indian Bank
BRN Date: 06/10/2023 00:00:00
Payment Init. Date: 06/10/2023 14:50:37
Payment Ref. No: 2002544615/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Md Afjal Hussain
Address: Banu Mahal Kusumba Kol-700103
Mobile: 9830068055
Period From (dd/mm/yyyy): 06/10/2023
Period To (dd/mm/yyyy): 06/10/2023
Payment Ref ID: 2002544615/2/2023
Dept Ref ID/DRN: 2002544615/2/2023

Payment Details

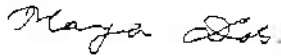
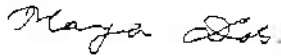
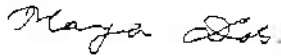
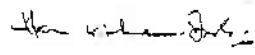
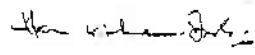
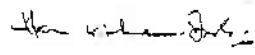
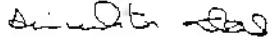
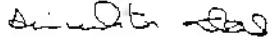
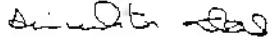
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1	2002544615/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2002544615/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				25042

IN WORDS: TWENTY FIVE THOUSAND FORTY TWO ONLY.

PAID

Musil Kanty Das
Practising Advocate
UDYOG and
Attorney of
Majumdar, Kishore Das &
Anand Das

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Maya Das Wife of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office </td> <td>  11/10/2023 </td> <td>  Captured LTI 11/10/2023 </td> <td>  11/10/2023 </td> </tr> </tbody> </table> Q-62, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx3C, Aadhaar No: 63xxxxxxxx1882, Status :Individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Maya Das Wife of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023
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Mrs Maya Das Wife of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Atanu Das, (Alias: Mr Atanu Kishor Das) Son of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office </td> <td>  11/10/2023 </td> <td>  Captured LTI 11/10/2023 </td> <td>  11/10/2023 </td> </tr> </tbody> </table> Q-62, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx4R, Aadhaar No: 42xxxxxxxx7316, Status :Individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Atanu Das, (Alias: Mr Atanu Kishor Das) Son of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023
Name	Photo	Finger Print	Signature						
Mr Atanu Das, (Alias: Mr Atanu Kishor Das) Son of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Anindita Das Daughter of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office </td> <td>  11/10/2023 </td> <td>  Captured LTI 11/10/2023 </td> <td>  11/10/2023 </td> </tr> </tbody> </table> Q-62, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: asxxxxxx6j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Anindita Das Daughter of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023
Name	Photo	Finger Print	Signature						
Mrs Anindita Das Daughter of Late Jitendra Kumar Das Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Office	 11/10/2023	 Captured LTI 11/10/2023	 11/10/2023						

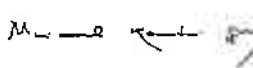
Mineral Kant Das

Mineral Kant Das
Proprietor of B D UDYOG and
Advocate and attorney of
Majumdar, Bhattacharya Das &
Advocates

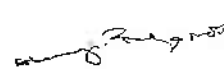
Developer Details :

Sl No	Name,Address Photo,Finger print and Signature
1	B D UDYOG Q-13, Kamdahari Purba Para, City:- , P.O:- Garia, P.S.-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AJxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name Address Photo Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mrinal Kanti Dey (Presentant) Son of Late Dharendra Kumar Dey Date of Execution - 11/10/2023, , Admitted by: Self, Date of Admission: 11/10/2023, Place of Admission of Execution: Office	 Oct 11 2023 12:58PM	 Captured LTI 11/10/2023	 11/10/2023
Q-13, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxxx1h, Aadhaar No: 79xxxxxxxx1689 Status : Representative, Representative of : B D UDYOG (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Md Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 11/10/2023	 Captured 11/10/2023	 11/10/2023
Identifier Of Mrs Maya Das, Mr Atanu Das, Mrs Anindita Das, Mr Mrinal Kanti Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Maya Das	B D UDYOG-2.75 Dec
2	Mr Atanu Das	B D UDYOG-2.75 Dec
3	Mrs Anindita Das	B D UDYOG-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Maya Das	B D UDYOG-1100.00000000 Sq Ft
2	Mr Atanu Das	B D UDYOG-1100.00000000 Sq Ft
3	Mrs Anindita Das	B D UDYOG-1100.00000000 Sq Ft

Mrinal Kanti Dey

Endorsement For Deed Number : I - 160412762 / 2023

On 11-10-2023

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 12:19 hrs on 11-10-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Mrinal Kanti 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 69,52,503/-

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

Execution is admitted on 11/10/2023 by 1. Mrs Maya Das, Wife of Late Jitendra Kumar Das, Q-62, Kamdahari Purba Para, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 2. Mr Atanu Das, Alias Mr Atanu Kishor Das, Son of Late Jitendra Kumar Das, Q-62, Kamdahari Purba Para, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Mrs Anindita Das, Daughter of Late Jitendra Kumar Das, Q-62, Kamdahari Purba Para, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr Alamgir Reza, , Son of Md Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 11-10-2023 by Mr Mrinal Kanti Dey, Proprietor, B D UDYOG (Sole Proprietorship), Q-13, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Alamgir Reza, , Son of Md Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,603.00/- (B = Rs 15,550.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 582.00/-, by online = Rs 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 12:00AM with Govt. Ref. No: 192023240248695872 on 06-10-2023, Amount Rs: 15,021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB06102023751412 on 06-10-2023, 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 100.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1452, Amount: Rs. 100.00/-, Date of Purchase: 15/02/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 12:00AM with Govt. Ref. No: 192023240248695872 on 06-10-2023, Amount Rs: 10,021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB06102023751412 on 06-10-2023, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Mrinal Kanti Dey
Proprietor of B D UDYOG and
Son of Late Jitendra Kumar Das &
Anindita Das

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 388468 to 388507
being No 160412762 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.10.13 14:01:50 +05:30
Reason: Digital Signing of Deed

(Anupam Halder) 13/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

Prinal Kanti Das
Prinal Kanti Das
Promoter in D UD/OG and
Sole Proprietor and owner of
Maha Das & Co. Kolkata Das &
Ananda Das