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पश्चिम बंगाल WEST BENGAL

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

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

12 3 DEC, 2024

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 23rd day of December in the year of Two Thousand and Twenty Four (2024)

BETWEEN

1. **SRI DEBASHIS BURMAN** [PAN ABOPB7783N] [AADHAAR 9747 3852 4981], son of Late Jagadish Chandra Burman, by faith - Hindu, by Nationality-Indian, by occupation Service, temporarily residing at Flat No 313, Radha Kishan Madhusudan, Near - Shiv Ganga, Sonari, Jamshedpur, Purbi, Singhbhum, Jharkhand, -831011, having permanent address at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, State- West Bengal, 2. **SRI SHANTANU BURMAN** [PAN ACZPB 5706B] [AADHAAR 4024 6539 8995], son of Late Jagadish Chandra Burman, by faith - Hindu, by Nationality - Indian, by occupation LIC Agent, residing at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office - Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, State- West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SRI SUBHASISH CHAKRABORTY [PAN AFSPC3053L] [AADHAAR 3946 0099 9507], son of Late Braja Gopal Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at BC-1/10, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], District North 24-Parganas, Kolkata- 700059, State- West Bengal, herein after called and referred as the "**DEVELOPER/ PROMOTER**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

Sold of a piece and parcel of land measuring an area of 2-11-17 Two Cottahs Eleven Chittacks Seventeen sqft by Smt Urmila Bala Ghosh, the Vendor thereof in favour of Smt Dipali Burman, the purchaser therein, for or at a valuable consideration mentioned therein:-

WHEREAS one Smt Urmila Bala Ghosh, the Vendor therein announced to Sale out ALL THAT a piece and parcel of Rayat Sthitiban Satiya land measuring an area of 0-5-25 Five Chittacks Twenty Five sqft having annual rent of 2(Two) Paisa lying and situated at Mouza Arjunpur, J.L No 7, Re Sa No 160, Touzi No 181,1513, pargana Kalikata, under Khatian No 244, Adhin Khatian No 243 corresponding to R.S Khatian No 452 comprised in Dag No 506 corresponding to R.S Dag No 584, P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of then 24 parganas, at present North 24 parganas, as mentioned in the Schedule 1 written therein and another piece and parcel of land measuring an area of 2-5-37 Two Cottahs Five Chittacks Thirty Seven sft having annual rent of Rupees 4(Four) lying and situated at Mouza Arjunpur, J.L No 7, Re Sa No 160, Touzi No 181,1513, pargana Kalikata, under Khatian No 244, Adhin Khatian No 243 corresponding to R.S Khatian No 452 comprised in Dag No 506 corresponding to R.S Dag No 584, P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of then 24 parganas, at present North 24 parganas, as mentioned in the Schedule 2 written therein and Smt Dipali Burman, the purchaser therein purchased the same by a registered Deed of Sale executed on 11.03.1964 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 23, Pages 273 to 277, Being No 1534, for the Year 1964, from said Smt Urmila Bala Ghosh, the Vendor therein for or at a valuable consideration mentioned therein and thus said Smt Dipali Burman, the purchaser therein became the absolute owner of the above mentioned total property measuring an area of 2-11-17 Two Eleven Chittacks Seventeen sqft by virtue of above mentioned purchase and said Smt Dipali Burman enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Nityananda Bagui, the Vendor thereof in favour of Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoyed the same Sri Nityananda Bagui, the Vendor therein announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, pargana Kalikata, under Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar in the District of 24 Parganas, at present North 24 Parganas and Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly purchased the same by a registered Deed of Sale registered at Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 29, Pages 149 to 152, Being No 1578, for the year 1962, from said Sri Nityananda Bagui, the Vendor therein, for or at a valuable consideration mentioned therein and thus Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly became the absolute owners in respect of the aboye mentioned land by virtue of the above mentioned purchase and Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Vendors thereof in favour of Sri Haran Chandra Basu, the Purchaser therein, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoyed the same Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Vendors therein jointly announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under

Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present North 24 Parganas and Sri Haran Chandra Basu, the Purchaser therein purchased the same by a registered Deed of Sale executed on 15.02.1963 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 22, Pages 244 to 247, Being No 1186, for the year 1963, from said Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Vendors therein, for or at a valuable consideration mentioned therein and thus Sri Haran Chandra Basu, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and Sri Haran Chandra Basu, the Purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Haran Chandra Basu, the Vendors thereof in favour of Smt Gita Rani Paul, the Purchaser therein, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoyed the same Sri Haran Chandra Basu, the Vendor therein jointly announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, 'Pargana' Kalikata, under Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present North 24 Parganas and Smt Gita Rani Paul, the Purchaser therein purchased the same by a registered Deed of Sale registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 25, Pages 214 to 217, Being No 1259, for the year 1963, from said Sri Haran Chandra Basu, the Vendor therein, for or at a valuable consideration mentioned therein and thus Smt Gita Rani Paul, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and Smt Gita Rani Paul, the Purchaser therein enjoyed

the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of land measuring an area of 0-8-6 Eight Chittacks Six sft out of 4-4-6 Four Cottahs Four Chittacks Six sft be the same a little more or less being plot No "B" by Smt Gita Rani Paul, the Vendor thereof in favour of Smt Dipali Burman, the Purchaser therein, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoyed the same Smt Gita Rani Paul, the Vendor therein announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 0-8-6 Eight Chittacks Six sqft along with all amenities and easement right out of 4-4-6 Four Cottahs Four Chittacks Six sft be the same a little more or less being lot No "B" lying and situated at Mouza Arjuapur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452, comprised in Dag No 506 corresponding to R.S Dag No 584, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present North 24 Parganas and Smt Dipali Burman, the Purchaser therein purchased the same by a registered Deed of Sale executed on 14.03.1980 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 29, Pages 291 to 295, Being No 2144, for the year 1980, from said Smt Gita Rani Paul, the Vendor therein, for or at a valuable consideration mentioned therein and thus Smt Dipali Burman, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and Smt Dipali Burman, the Purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Absolute ownership in respect of land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft by Smt Dipali Burman, the land owner therein:-

AND WHEREAS thus said **Smt Dipali Burman**, the landowner herein became the absolute owner in respect of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452, comprised in Dag No 506 corresponding to R.S Dag No 584, then P.S Rajarhat, at present Baguiati, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of at present North 24 Parganas, by virtue of the above mentioned **2(two) Nos purchase** vide Deed No 1534, for the Year 1964 and vide Deed No 2144, for the year 1980 and thereafter said Smt Dipali Burman, raised Two storied building thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor** consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** and thereafter said **Smt Dipali Burman**, recorded her name in B.L & L.R.O of 5 sataks bastu land under **L.R Khatian No 1132** comprised in **L.R Dag No 795** and also mutated her name in the records of the concerned authority of then Rajarhat Gopalpur Municipality under old No 24, at present under Bidhanagar Municipal Corporation, New Ward No 10, Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059** and **Smt Dipali Burman**, enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

Execution of a registered Deed of Gift by Smt Dipali Burman, the Donor thereof in respect of her bastu land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor and 1400 sft cement flooring pucca residential

structure on the First Floor thus total having 2800 sft Two storied residential building thereon, in favour of her own womb son namely Sri Debashis Barman and Sri Shantanu Burman, the Donees therein and the landowner Nos 1 and 2 herein:-

AND WHEREAS while in course of enjoyed ALL THAT a piece and parcel of bastu land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and 1400 sft cement flooring pucca residential structure on the First Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total having 2800 sft and Smt Dipali Burman, the Donor therein executed a registered Deed of Gift in respect of the above mentioned property in favour of her own womb sons namely Sri Debashish Barman and Sri Shantanu Burman, the Donees therein and the landowner Nos 1 and 2 herein on 23/12/2024 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Deed No 13201, for the Year 2024.

Absolute ownership of land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor and 1400 sft cement flooring pucca residential structure on the First Floor thus total having 2800 sft Two storied residential building thereon Sri Debashis Burman and Sri Shantanu Burman, the landowner Nos 1 and 2 herein:-

AND WHEREAS thus Sri Debashis Burman and Sri Shantanu Burman, the landowner Nos 1 and 2 herein jointly became the absolute owners in respect of ALL THAT a piece and parcel of bastu land measuring an area of

Sd/- Dipali Burman

3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with **Two storied cement flooring residential building** thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452 corresponding to **L.R Khatian No 1132**, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to **L.R Dag No 795**, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10. Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059**, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and **Sri Debashis Burman and Sri Shantanu Burman, the landowner Nos 1 and 2 herein** jointly enjoying the same which is free from all encumbrances and without having any interruption from anybody or from any corner and the under written First Schedule mentioned property is absolutely clear, good and marketable.

Desire of construction for (G+3) storied building on the said premises by the Landowners herein:-

AND WHEREAS the landowners herein intend to construct a (G+3) storied building consisting of Several residential Flats /Garages/ Lift devices etc on the said Plot of land mentioned in the First Schedule hereunder written "OWN YOUR OWN FLAT" Scheme but due to paucity of fund and other difficulties the landowners herein are unable to proceed with the construction works of the building and the landowners herein requested to the Developer/ Promoter the Other Party herein to raise (G+3) storied building thereon by demolishing the old structure standing thereon.

Further offer of the Developer hereof to undertake the development work :-

AND WHEREAS SRI SUBHASISH CHAKRABORTY, the Party of the other Part hereof being the Developer hereto is an experienced Promoter and Developer engaged in the field of building promotion and construction, having come to know the aforesaid desire of the landowners as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title, bonafide interest peaceful physical possession of the said premises of the landowners and having been fully satisfied in all respect regarding the absolute lawful right, bonafide interest, peaceful Possession and marketable title of the landowners in respect of the said Premises, with specific undertaking of not to raise any question relating to the same in future on any ground whatsoever, made an approach/offer to the landowner hereto for allowing the Developer thereof to undertake such proposed development work by construction of the (G+3) storied building on the said Premises of the landowners in accordance with the building Plan cause to be sanctioned by the authorities of now under Bidhannagar Municipal Corporation, in the name of the landowners exclusively at the costs, arrangements and expenses of the Developer upon regularization of all requisite legal formalities pertaining to the proposed development work on the said Premises of the landowners.

Acceptance of the said offer of the Developer by the Landowners :-

AND WHEREAS the landowners hereof having thus approached by the party of the other Part thereto in the manner stated herein before, in acceptance of such offer, decided to allow and engage the Party of the other Part hereof as Developer to proceed with the proposed development work on the said Premises of the landowners and by executing the Development Agreement as well as by executing a registered Development Power of Attorney agreed to engage, appoint, authorize and empower the Party of the other Part hereof as Developer to proceed with the proposed development work by constructing the (G+3) storied building on the said Premises of the Landowners in accordance with the building Plan cause to be sanctioned by

the authorities of within the local limits of Rajarhat Gopalpur Municipality now under Bidhannagar Municipal Corporation, in the name of landowners exclusively at the costs, arrangements and expenses of the Developer on the mutually agreed and settled terms and conditions so arrived at between the Parties hereof and stipulated herein after.

That it has been agreed by and between the parties herein that the Developer/Promoter/ other Party herein shall develop the said property fully and particularly described in the First Schedule hereunder written in the manner as agreed upon by and between the parties for Construction of one (G+3) storied building consisting of several residential flats/garages/ Lift devices and other common space as per the sanctioned plan which is to be sanctioned by the within the limits of now under Bidhannagar Municipal Corporation.

COMMON PARTS shall mean the equipments and associates provided for and/or reserved in the said building and/or land appertaining thereto including the common areas passages, top of the roof, stair case, lift, landing, motors, pumps, electrical installations, etc. for common use and enjoyment of the intending purchasers.

COMMON EXPENSES shall mean and include a proportionate share of the costs, charges and expenses for working maintenance, upkeep, repair and replacement of the common parts and the common amenities including proportionate share of the within the limits of within the local limits of the now under Bidhannagar Municipal Corporation, Tax, Proportionate Tax and other taxes and levies relating to or connected with the said building and the said property thereto.

PROPORTIONATE SHARE shall mean in the case of any flat the proportionate which the floor space of any flat bears to the aggregate of all the floors spaces of all the Flats in the said building but excluding the areas comprising the common parts and the common areas thereof in the said property.

SUPER BUILT UP AREA shall mean for **Garage/Car parking Space**=(Covered Area + 25 % Service Area) and **for Flat**= (Covered Area + Stair Area= Built up Area + 25% Service Area).

NOW THIS INDENTURE WITNESSETH and it is mutually agreed upon by and between the parties as follows

DEFINATIONS

LAND OWNERS:- 1.**SRI DEBASHIS BURMAN** [PAN ABOPB7783N] [AADHAAR 9747 3852 4981], son of Late Jagadish Chandra Burman, by faith - Hindu, by Nationality-Indian, by occupation Service, temporarily residing at Flat No 313, Radha Kishan Madhusudan, Near - Shiv Ganga, Sonari, Jamshedpur, Purbi, Singhbhum, Jharkhand, -831011, having permanent address at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, State- West Bengal, 2.**SRI SHANTANU BURMAN** [PAN ACZPB 5706B] [AADHAAR 4024 6539 8995], son of Late Jagadish Chandra Burman, by faith - Hindu, by Nationality - Indian, by occupation LIC Agent, residing at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office - Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, State- West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**"(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SRI SUBHASISH CHAKRABORTY [PAN AFSPC3053L] [AADHAAR 3946 0099 9507], son of Late Braja Gopal Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at BC-1/10, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], District North 24-Parganas, Kolkata- 700059, State- West Bengal, herein after called and referred as the "**DEVELOPER/ PROMOTER**" (which terms

or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

PREMISES:- **ALL THAT** a piece and parcel of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less together with **Two storied cement flooring residential building** thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452 corresponding to **L.R Khatian No 1132**, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to **L.R Dag No 795**, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10. Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059**, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas.

Building:- Shall mean the proposed (G+3) storied building to be constructed with Lift devices and open garages to be constructed at the said premises in accordance with building sanction plan by the Bidhannagar Municipal Corporation .

Common Facilities and Amenities:- Shall mean corridors, stairways, lift, passage ways, provided by the Developer, pump room and tube well, overhead tank, water pump and motor, lift, lift cage and other facilities which may be mutually agreed upon between the parties and required for

the establishment, location enjoyment maintenance and/or management of the building.

Saleable:- Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

Land Owners' Allocation:- Upon construction of (G+3) storied building thereon the under First schedule mentioned property **ALL THAT** the land owners herein shall be jointly entitled to get **50% of the building construction area** consisting of the following Flats/ Garages in their own share/portion as **landowners' allocation** as mentioned here under as follows:-

1. **Ground Floor- 50% of the building construction area of the Ground Floor**, consisting of 3 Nos Covered Car parking Spaces being Space Nos 2,3 & 5 respectively having total Parking area measuring 800 sft .
2. **Entire Second Floor- Entire Second Floor** consisting of 2 Nos 2BHK Flat one being Flat Marked "A" on the **Front side**, measuring 842 sft covered area and another being Flat Marked "B" on the **Back side**, measuring 842 sft covered area.
3. **Third Floor- 50% of the building construction area of the Third Floor** consisting of one No 2BHK Flat being Flat Marked "A" on the **Front side**, measuring 842 sft covered area.
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.
5. That 2(Two) Nos **3BHK Flat** to be provided by the Developer to the landowner No 1 & 2 herein (SRI DEBASHIS BURMAN and SRI SHANTANU BURMAN) till delivery of landowners' allocation to the landowners herein at the own cost and expenses of the Developer and that to be maintained for both gateway by packer and Movers.

AND

Developer's Allocation:- That Upon construction of (G+3) storied building thereon the under First schedule mentioned property **ALL THAT** the Developer herein shall be entitled to get **50% of the building construction area** consisting of the following Flats/Garages in its own portion/share as **Developer's allocation** as mentioned here under as follows:-

1. **Ground Floor- 50% of the building construction area of the Ground Floor**, consisting of 3 Nos Covered Car parking Spaces being Space Nos 1,4 & 6 respectively **having total Parking area measuring 800 sft** .
2. **Entire First Floor- Entire First Floor** consisting of 2 Nos 2BHK Flat one being Flat Marked "A" on the **Front side**, measuring **842 sft** covered area and another being Flat Marked "B" on the **Back side**, measuring **842 sft** covered area.
3. **Third Floor- 50% of the building construction area of the Third Floor** consisting of one No 2BHK Flat being Flat Marked "B" on the **Back side**, measuring **842 sft** covered area.
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.

Architect:- Shall mean the person or persons (preferably License holder Architect) who may be appointed by the Developer for designing and planning of the building with the approval of the Land Owners.

Building Plan:- Shall mean the sanctioned plan by the Bidhannagar Municipal Corporation, with such alteration or modifications as may be made by the developer with the approval of the landowners and the Developer shall bear the entire cost for alteration or modification of the plan to be sanctioned.

Transferee:- Shall mean the person, firm, limited company association or persons to whom any space in the building has to be transferred.

Word Imparting:- Singular shall include plural vice-versa.

Word Imparting:- Masculine gender shall include feminine and neuter gender likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

Articles – II Commencement:-

This agreement shall be deemed to have commenced on and with effect from the date of Registration/ Execution of the Development Agreement.

Owners' Representations:-

ALL THAT a piece and parcel of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less together with **Two storied cement flooring residential** building thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** lying and situated at **Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244** corresponding to R.S Khatian No 452 corresponding to **L.R Khatian No 1132**, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to **L.R Dag No 795**, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10. Assessee No 20033126533, at being premises No **AC-21/1, Deshbandhu Nagar, Kolkata-700059**, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, along with all amenities and easement right .

The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

Developer's Right

1. The landowners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of residential Flats/Garages in order to sale of said flats(after completion in all aspects including Lift devices) to the member of the public for their residential purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation only in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer with the approval of the land owners.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the land owners and to submit the same to the Bidhannagar Municipal Corporation, in the name of the land owner herein at its own cost of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration or deviation of building plan in that case, the Developer shall bear additional cost/ expenses, penalties for deviation, as imposed by the Bidhannagar Municipal Corporation authority and if required for construction of the building at the said premises provided however that Developer shall be exclusively entitled to all refunds of any or all payments and/or depositors paid by the Developer from the concerned authority.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the land owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the Developer to sale the flats of the said premises in terms

thereof and to deal in respect of the developer's allocation only in building to be constructed thereon in the manner and subject to the terms hereafter stated.

4. That the Developer shall have right to collect finance from its own and/or from the market without creation of any charge or mortgage in respect of the First schedule property and have right to take partner/partners as its own choice in that event the land owner shall not raise any objection in that regards but that should not obligate the owners' share or delay the stipulated time..

APPARENT CONSIDERATION

1. In consideration of the land owners having agreed to permit the developer to sale the Developers allocated flats/garages of the said premises and construct, erect and complete the building with Lift facilities at the said premises and the Developer agrees:-
 - a) At their own costs shall obtain all necessary permission and/or approvals and/or consent of the landowners.
 - b) In respect of the construction of the building to pay costs of supervision of the development and construction of the owners allocation in the building at the said premises.
 - c) To bear all costs, charges and expenses for consideration for grant of exclusive right for development for the premises.
 - d) That the Developer must provide accommodation to the landowner Nos 1 and 2 herein (SRI DEBASHIS BURMAN and SRI SHANTANU BURMAN) In case the construction and handover is delayed stipulated **18 months plus 6 months grace Period i.e total 24 Months from the plan sanction date. Total 24 months maximum period for handing over possession of the landowners' allocation along with completion certificate to be ensure.** If the delay in handing over possession of landowners' allocation is **beyond 24 months** from the plan sanction date, a penalty of **Rs 10,000/(Rupees Ten Thousand**

per month to be paid to both the landowners (SRI DEBASHIS BURMAN and SRI SHANTANU BURMAN) over and above the provided accommodation till completion of the project

In consideration of the above, the developer shall be entitled to the developer's allocation only of the saleable space in the building to be constructed at the said premises together with the undivided proportionate share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing landowners' allocation at first and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer's Allocation and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners provided however the Developer to any transferees until the Developer shall make over possession of the Owners' allocation to the Owners at first and comply with all other obligation of the Developer to the Owners under this agreement.

PROCEDURE:-

Land Owners shall grant to the Developer and/or its nominee or nominees a "Development Power of Attorney" as may be required for the purpose of obtaining the sanction plan and others from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities.

CONSTRUCTION:-

The Developer shall be solely and exclusively responsible for construction of the said building and the Developer shall not transfer any third party for construction of the building in any way. The Developer should strictly adhere to the sanctioned plan from the concerned authorities to avoid any complication in getting completion certificate

SPACE ALLOCATION:-

- a) After completion of the building in all aspects and acquiring '**Completion Certificate**', the Developer shall be entitled to obtain the constructed area and other portions of the said building which shall belong to the Developer's Allocation as per along with undivided proportionate right and interest in the land and common facilities and amenities and common portion of the said building and the open space shall be exclusively belong to the developer and landowners herein proportionately according to their respective Allocation as contained herein.
- b) The Developer shall be exclusively entitled to the entire portion of the Developer's Allocation, except the right of the Land Owners' Allocation in the said premises and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and Owners shall not in any way to interfere with or disturbed the quiet and peaceful possession of the Developer.

BUILDING:

1. The developer shall at his own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the Plan to be sanctioned with good and standard materials as may be specified by the license holder Architect/Civil Engineer/Contractor from time to time. Such construction of the building shall be completed entirely by the Developer within **24**

months from the date of obtaining building sanction plan from the concerned authority subject to enhancement of further **6 (six) month**.

2. Subject as aforesaid the decision of the license holder Architect/Civil Engineer/Contractor regarding the quality of the materials shall be final and binding between the parties hereto. Details of construction materials and other applicable matters should be shared with the landowners for information and syndications to avoid any future complications
3. The Developer shall erect in the building at his own costs as per specification and drawings provided by the Architect upon the sanctioned Plan, pump, lift, tube well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self contained apartment and constructed space for sale and / or residential flats and/or constructed space therein on ownership basis.
4. The Developer shall be authorized in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of the building for which purpose the Owners shall execute in favour of the Developer a "Development Power of Attorney" and other authorities as shall be required by the Developer.
5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners to construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or

modification thereof made or caused to be the Developer with the consent of the Owners in writing.

6. All costs, charges and expenses including Architect's fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
7. The Developer shall execute at his own cost for electricity wiring, water pipeline, sewerage connection in the portion of the Owners' allocation.

COMMON FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner on availability of the Completion Certificate, is as provided hereafter.
2. As soon as the building is completed in all aspects including Lift etc. and the electricity wiring, sewerage line and water pipe lines are ready up to the portion of the Owner's allocation, the Developer shall give written notice along with the "Completion Certificate" to the Owner requesting them to take possession of the Owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the Architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be responsible for payment of all Rajarhat Gopalpur Municipality, now under Bidhannagar Municipal Corporation and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates payable in respect of the Owner's allocation, the said rates to be apportioned prorate with reference to the saleable space in the building if they are levies on the building as a whole.

3. The Developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the Owners and Developer and both the parties shall keep each other indemnified against all claims, actions, demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.
4. As and from the date of completion the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of the said charge include of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arises in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the owners' applications and other documents may be required to be signed to be signed made by the owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds matters and other things that may be reasonably required to be done in the matter and

the owners shall execute any such additional power of attorney and/or authorization as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the owners if delivery by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand or send by prepaid register post to the registered office the developer.
3. Both the developer and the owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owners hereof and the owners hereby agree to abide by all the rules and regulations and as such management society/association/ holdings organization do hereby give his consent to abide by the same.
4. The name of the building shall be decided by the landowners after negotiation with the Developer.
5. Nothing in these present shall be construed as assignment or conveyance in the law by the owners of the premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms thereof provided however Developer shall be entitled to borrow money from any bank without creating any financial liability of the Owners or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the Owners or any of their estate shall be

responsible and/or made liable for payment of any dues of such banks and for that purpose, the Developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from date of completion of the building supported by the Completion Certificate, the Developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent taxes payable in respect of their spaces.
7. There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the Owners agreed to indemnified and keep indemnified the Developer against any or all claims made by any third party in respect of the said premises.
8. The Owners undertake and agreed to execute and register all conveyance and transfer in favour of persons with whom the Developer will enter into agreement as and when required by the Developer. (The stamp duty and Registration fees and other expenses towards the Registration will be borne by the party or its assigns).
9. That it specifically mentioned here that in case of death of landowners, their respective legal heir/heirs shall solely or jointly entitled to get the Owners' allocation and also shall be bound to execute the further Development Agreement and Development Power of Attorney in favour of the present Developer & vice-versa, without raising any question thereon.
10. That the Land owners herein have to bear all cost and expenses of any Govt. imposed taxes in respect of their Landowners' Allocated portion only after completion of the Project in all aspect.

FORCE MAJEURE

1. The developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, and/or any other or further commotion belong to the reasonable control of the developer.

DEVELOPER'S RESPONSIBILITY:-

- (i) That the Developer herein shall be bound to handover **occupancy certificate** to be obtained from the Bidhannagar Municipal Corporation to the landowners within the stipulated period of **24 months** from the date of execution of this Agreement.
- (ii) That all Legal Fees such as Development Agreement, Development Power of Attorney and all other legal expenses relating to the under schedule mentioned premises shall have to be borne by the Developer herein.
- (iii) That any kind of ~~third~~ party claims if any, Rajarhat Gopalpur Municipality, now ~~under~~ Bidhannagar Municipal Corporation, outstanding, interferences or demand of any local club, and any other Government liability regarding the said premises, the Developer shall have to bear all cost and expenses regarding that matter.
- (iv) That the Building sanction Plan is to be sanctioned by the Developer at its own cost and expenses in the name of landowners herein after execution of Development Agreement and Development Power of Attorney to be executed by the land owners herein in favour of Developer herein.
- (v) That the Developer herein shall to bear all responsibilities for Electric Meter installation for all the Flats separately.

- (vi) That the Developer herein shall complete the project of (G+3) storied building in the said premises **within 18 Month** from the date of obtaining building sanction Plan which may be extended to another **6(Six) Months**.
- (vii) That the Developer herein should maintain and to take care of any defects/issues related to building construction for next 2 years
- (viii) That Affidavit for Bidhannagar Municipal Corporation Mutation, in respect of the under First schedule mentioned premises shall have to be borne by the Developer.

LAND OWNER'S RESPONSIBILITY:-

- (i) That the landowners herein have to co-operate the Developer herein under all circumstances wherever necessary and shall have to sign all the necessary documents relating to the said property and also shall have to take all responsibility if any legal dispute arise in relation to the said property now or in future or any civil suit file relating to the title of the said property.
- (iii) That the Land owners herein shall have to execute Development Agreement and Development Power of Attorney in favour of Developer herein for Development of the said premises.
- (iv) That the landowners herein shall have to appear before the Registration officer at the time of registration.
- (v) That the Land owners herein may have to appear before the First Class Magistrate, if necessary.
- (vi) That the landowners herein shall be bound to produce photo copy of PAN, AADHAAR and VOTER ID to the developer herein at the time of Execution of Development Agreement and development Power of attorney, and if necessary in future from time to time.
- (ix) That the landowners herein shall keep healthy relationship with the Developer and shall co-operate under all circumstances.
- (x) That Bidhannagar Municipal Corporation Mutation, Tax, Land Mutation and B.L & L.R.O Parcha updation in the name of the landowners and updation of Khajna in favour of owners name, in

respect of the under First schedule mentioned premises shall have to be borne by the Landowners.

- (xi) That the landowners herein shall have to handover all original documents in respect of the under First schedule mentioned total property in favour of the Developer herein immediately at the time of execution of Development Agreement and Development Power of Attorney.

JOINT RESPONSIBILITY:-

That both the parties herein shall have to be careful before selling out their portion to other party and must not sell any of either parties portion to any unsocial or unwanted persons.

If any contractual parties as contained in the Development Agreement fail or neglect to fulfill the terms and conditions laid down hereinabove then in that case the aggrieved party shall have the liberty to sue or seek redress before the competent court of law against the other party as per law of the land as prevails i.e. vice a versa and the jurisdiction at North 24-Parganas and / or High Court at Calcutta or any other allied upper court.

JURISDICTION :-

District Court of Barasat or any other allied upper court shall have jurisdiction to enter by their actions, title proceeding arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO
(Total property)

ALL THAT a piece and parcel of bastu land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and 1400 sft cement flooring pucca residential structure on the First Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One)

Store Room, 2(Two) Toilets, 2(Two) Balconies thus total having 2800 sft lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452 corresponding to **L.R Khatian No 1132**, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to **L.R Dag No 795**, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10. Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059**, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, along with all amenities and easement right. The Total Property is butted and bounded in the manner as follows :-

ON THE NORTH BY : 18-0" ft Wide Road
ON THE SOUTH BY : Land and building of others;
ON THE EAST BY : Land and building of others;
ON THE WEST BY : Land and building of others;

SECOND SCHEDULE ABOVE REFERRED TO
(Land Owners' Allocation)

Land Owners' Allocation:- Upon construction of (G+3) storied building thereon the under First schedule mentioned property **ALL THAT** the land owners herein shall be jointly entitled to get **50% of the building construction area** consisting of the following Flats/ Garages in their own share/portion as **landowners' allocation** as mentioned here under as follows:-

1. **Ground Floor- 50% of the building construction area** of the Ground Floor, consisting of 3 Nos Covered Car parking Spaces being Space Nos 2,3 & 5 respectively having total Parking area measuring 800 sft .
2. **Entire Second Floor- Entire Second Floor** consisting of 2 Nos 2BHK Flat one being Flat Marked "A" on the Front side, measuring 842 sft

covered area and another being Flat Marked "B" on the Back side, measuring 842 sft covered area.

3. **Third Floor- 50% of the building construction area of the Third Floor** consisting of one No 2BHK Flat being Flat Marked "A" on the Front side, measuring 842 sft covered area.
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.
5. That 2(Two) Nos **3BHK Flat** to be provided by the Developer to the landowner No 1 & 2 herein (SRI DEBASHIS BURMAN and SRI SHANTANU BURMAN) till delivery of landowners' allocation to the landowners herein at the own cost and expenses of the Developer and that to be maintained for both gateway by packer and Movers.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

Developer's Allocation:- That Upon construction of (G+3) storied building thereon the under First schedule mentioned property **ALL THAT** the Developer herein shall be entitled to get **50% of the building construction area** consisting of the following Flats/Garages in its own portion/share as **Developer's allocation** as mentioned here under as follows:-

1. **Ground Floor- 50% of the building construction area of the Ground Floor**, consisting of 3 Nos Covered Car parking Spaces being Space Nos 1,4 & 6 respectively having total Parking area measuring 800 sft .
2. **Entire First Floor- Entire First Floor** consisting of 2 Nos 2BHK Flat one being Flat Marked "A" on the Front side, measuring 842 sft covered area and another being Flat Marked "B" on the Back side, measuring 842 sft covered area.

3. **Third Floor- 50% of the building construction area** of the **Third Floor** consisting of one No 2BHK Flat being Flat Marked "B" on the **Back side**, measuring **842 sft** covered area.
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.

THE CONSTRUCTION AND DEVELOPMENT SHALL BE EXECUTED AS PER FOLLOWING SPECIFICATION:-

1. **STRUCTURE** : RCC framed structure with RCC columns and beams with flexi-strong ISI marked steel Rods.
2. The Inner (open) height of the ceiling of Ground Floor will be 8'-0"ft and from First floor to Top Floor will be 9'- 6"ft in each floor as per the instructions from the concerned sanctioning authority.
3. All external brick work will be 5" thick with 1st class approved quality earthen bricks in 1:5 (C:M) and all internal brick work will be 5" and 3" inch thick with 1st class approved quality earthen brick in 1:4 (C:M). The balcony railing will be 3'-0"ft high. All 3" brick work will be reinforced with wire net.
4. **PLASTER** : The outside wall of the building will have plaster 3/4th" thick average on both outside and inside and plaster of inner wall above 3/4 inch on both side(Ratio 1:5 C:M).
5. **WALL FINISHING** : Outer wall of the building will be painted by weather coat. The inside of the building including ceiling will be made of putty/ plaster of paris .
6. **FLOORING** : All floors inside the flats will be made by super quality Vitrified Tiles with 6" inch skirting. The Toilet and Kitchen floors will be made by specified Vitrified Tiles.

7. DOORS AND WINDOWS:

- a) Main entrance Door(1) Iron Grill Gate (ii) TATA PRAVESH and consisting of oxidized hinges, one long Aluminium tower bolt inside and one long Brass hasbolt outside, telescope peep hole and one Godrej lock fitted on main entrance door.
- b) Other Doors: Commercial flush door 6.5' X 3' X 1" (ISI marked) consisting of 1 (One) 8" long hasbolt,
- c) Toilet doors: ISI marked wooden door (6.5' X 27") , tower bolt and other necessary fitting (All stainless steel accessories including screw etc) and loft.
- d) Windows: All windows shall be made by Aluminium channel sliding windows with thick glass pane and Grill made up of steel with necessary fittings according to the choice of the promoter/ developer/landowners.

8. TOILET:

1. Two standard size wall mounted commode with ISI marked (branded PARRYWARE/CERA) will be fitted in toilets.
2. One shower completes WITH MIXTURE (Hot and Cold) make Kolher/Jaquar/Parryware.
3. Two taps C.P. (Jaquar/ Kolher/ Parryware) made in each toilet for hot and cold water with Geyser pipe lines PVC (CPVC/ UPVC).
4. All ISI marked PVC pipe lines in inside flat will be concealed.
5. One ISI marked (Parryware /CERA/Kothler) (standard basin (18"x12") will be provided in each toilet.
6. One opening (square type) Exhaust Fan in each toilet.
7. One Small window with Cut Glass panes in Aluminium Channel in each toilet.
8. The inner wall of the toilets will be covered with quality Glazed Tiles upto 5½ ft height. (Totally Tiles finish of Land Owners' Flats)

9. **KITCHEN:**

- a) The cooking platform with black stone Top Granite - 21" wide (5" x ½") and a shelf with black stone under the cooking platform with one stainless steel (ISI marked) sink.
- b) The dado above kitchen platform will have 3'-0" high with glazed tiles.
- c) One C. P. tap for the steel sink and one tap below sink will be provided.
- d) One opening(Round type) for chimney/ Exhaust fan.

10. **DINING ROOM:** One coloured stand basin (18"x12") will provided fitting with PVC (CPVC/UPVC) concealed pipeline.

11. **STAIRCASE:**

- a) All space landing skirting margin will be made by marble.
- b) Stair front opening will be steel frame with 3mm glass including window at required position.
- c) In the main entrance at ground floor one collapsible gate also be provided.
- d) width of staircase will be as per the specifications by the sanctioning authority.

12. **ELECTICAL WORKS:**

All Electrical works will be with copper electrical wiring with Standard ISI marked cable (Finolex).

- a) The staircase-light, security, roof pump connection will be with separate meter and separate control switch.

- b) In rooms: each room provided 3 light point, one Fan point, two 5amp plug point, one power plug (15 Amp) & one A.C. point.
 - c) In drawing and dining room- 3 light points, 2 fan points, one power plug (15 Amp), two normal plug points (5 Amp), 1 TV point, 1 Cable point and 1 A.C. point.
 - d) In bath room- one light point, one exhaust fan point, one power plug for Geyser (15 Amp) & one plug point (5 Amp).
 - e) In kitchen- one light point, one exhaust fan point, 3(three) power plug points (15 Amp) (for M. Oven & Chimney) and one plug point (5 Amp) for Aqua guard.
 - f) In balcony- one light point and one plug point (5 Amp) plus one water point.
 - g) In flat entrance- one calling bell point.
 - h) Two light points (two way) on the long passage.
13. **WATER SUPPLY:** One overhead reservoir of required size and a deep tube well (of about 600 ft depth with 6"X4" well assembly) and Motor/ Submersible Pump with ISI marked PVC delivery and suction pipe, connected with the overhead reservoir and the underground reservoir, also connected with municipal water for the same purpose with the pump will be fitted (Two separate underground Reservoirs / OH Tanks for maintenance purpose).
14. **WATER PIPE LINE:** Internal (I.S.I marked Supreme) pipe line will be concealed. Outside cold water line will be polythene best quality pipe (Supreme) with fittings. Each flat shall have control valve made of brass. All outside pipe will be painted matching to wall.
15. **SANITARY AND DRAINAGE WORK:**
- a) One septic tank for joint of for common users will be provided.

- b) All materials and accessories shall be highest quality with ISI marked.
- c) All waste pipe will be of 4" dia PVC pipe ISI marked and painted matching to wall.
- d) All soil pipe line for WC etc. will be of 4" dia special soil pipe ISI marked and painted matching to wall.
- e) All soil line will be connected with septic tank by underground SW pipe line with inspection.
- f) All drain inside the premises will be covered but will have openings where necessary and will be connected with existing municipal drain.

16. **TOP ROOF:**

- a) Main roof-top will be of heat-proof multilayer system and will be covered with Mosaic.
- b) Roof mosaic will be machine furnished with proper labeling /slope.
- c) Parapet wall will be 5" thick 3'-0" height with 10"x 10" pillar at 10'-0" apart.

17. **MODERN LIFT:**

Modern and Branded (KONA) Lift with the capacity of carrying 6 Passengers provided. Lift must have integrated fall protection device and all necessary safety interlocks as per statutory requirements.

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

SIGNED SEALED AND DELEVERED

By the landowners and Developer
in the presence of:

Witnesses:-

- 1 Ratna Burman
AC 21/1 Desh Bandhu Nagar
Kolkata-700059

Ratna Burman (DEBASIS BURMAN)

Ratna Burman

SIGNATURE OF THE LAND OWNERS

2. Manash Bhattacharya
BD-6, D.B. Nagar
K-5

Manash Bhattacharya
(Subhavis Chakraborty)

**SIGNATURE OF THE DEVELOPER
/ PROMOTER**

Prepared By:-

Manash Bhattacharya

Manash Bhattacharya
BD/6, Deshbandhu Nagar
Kolkata-700059
L. No. DW. XI.45.
A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul

Avijit Paul
100, S.S. Road, Dum Dum
Kolkata-700030.
A.D.S.R. Cossipore Dum Dum

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPRINTS

Signature of the
Executants/Presentants



K. Bloman
(DEBASHIS BURMAN)

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



Sankar Anur

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



(Subhish Chakraborty)
Subhish Chakraborty

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


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20138/147114
 পরিচয় পত্র
Duplicate
 প্রতিলিপি



Elector's Name	Pradip Kumar Dasgupta
নির্বাচকের নাম	প্রদীপ কুমার দাসগুপ্ত
Father's Name	Hajar
পিতার নাম	হাজারি
Sex	M
লিঙ্গ	পু
Age as on 1-1-2000	38
১১-১-২০০০-এ বয়স	৩৮

Address
 1412, Kabi Krishnarani Das Road, Nimta
 North 24 - Parganas - 700049

ঠিকানা
 ১৪১২ কবি কৃষ্ণরানী দাস রোড - ৭
 নিমতা - ২৪
 পূর্ববঙ্গ - ৭০০০৪৯



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারী
 For 116-Dum Dum
 Assembly Constituency
 ১১৬-দুমদু
 বিধানসভা নির্বাচন কেন্দ্র
 Place North 24 - Parganas
 স্থান - ২৪ পূর্ববঙ্গ
 Date 19-08-2000
 তারিখ ১৯-০৮-২০০০

Pradip Kumar Dasgupta.



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



192024250318023781

GRN Details

GRN:	192024250318023781	Payment Mode:	Online Payment
GRN Date:	16/12/2024 15:32:25	Bank/Gateway:	State Bank of India
BRN :	CK00FMPZP3	BRN Date:	16/12/2024 15:33:27
GRIPS Payment ID:	161220242031802377	Payment Init. Date:	16/12/2024 15:32:25
Payment Status:	Successful	Payment Ref. No:	2003088523/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ROCKY ENTERPRISE
Address:	88, R. S. ROAD
Mobile:	8910121422
Depositor Status:	Others
Query No:	2003088523
Applicant's Name:	Mr Ranajit Das
Identification No:	2003088523/4/2024
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy):	16/12/2024
Period To (dd/mm/yyyy):	16/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003088523/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2003088523/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1523-19204/2024	Date of Registration :	23/12/2024
Query No / Year	1523-2003088523/2024	Office where deed is registered	
Query Date	05/12/2024 1:57:13 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranajit Das Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 91,98,877/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



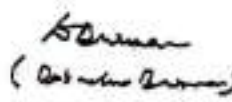



District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: AC-21/1,, Ward No: 10 JI No: 7, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-795 (RS :-)	LR-1132	Bastu	Bastu	3 Katha 3 Chatak 23 Sq Ft	1/-	70,98,877/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
Grand Total :					5.3121Dec	1 /-	70,98,877 /-	



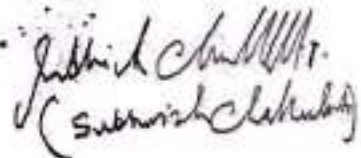
Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	1/-	21,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	1 /-	21,00,000 /-	

Land Lord Details :


Sl No	Name	Address	Photo	Finger print	Signature
1	Mr DEBASHIS BURMAN Son of Late Jagadish Chandra Burman Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office			 Captured	 (Debashis Burman)
			23/12/2024	LTI 23/12/2024	23/12/2024
	AC- 21/1, Baguiati, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ABxxxxxx3N, Aadhaar No: 97xxxxxxxx4981, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
2	Mr SHANTANU BURMAN Son of Late Jagadish Chandra Burman Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office			 Captured	
			23/12/2024	LTI 23/12/2024	23/12/2024
	AC- 21/1, Baguiati, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx6B, Aadhaar No: 40xxxxxxxx8995, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				

Developer Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr SUBHASISH CHAKRABORTY (Presentant) Son of Late Braja Gopal Chakraborty Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office			 Captured	 (Subhasish Chakraborty)
			23/12/2024	LTI 23/12/2024	23/12/2024

Son of Late Braja Gopal Chakraborty BC-1/10, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:- Jaguadi, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.:: AFxxxxxx3L, Aadhaar No: 39xxxxxxxx9507, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DASGUPTA Son of Late Hazari Lal Dasgupta K. K. Ram Das Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049		 Captured	
	23/12/2024	23/12/2024	23/12/2024

Identifier Of Mr DEBASHIS BURMAN, Mr SHANTANU BURMAN, Mr SUBHASISH CHAKRABORTY

Transfer of property for L1





Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHIS BURMAN	Mr SUBHASISH CHAKRABORTY-2.65604 Dec
2	Mr SHANTANU BURMAN	Mr SUBHASISH CHAKRABORTY-2.65604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHIS BURMAN	Mr SUBHASISH CHAKRABORTY-1400.00000000 Sq Ft
2	Mr SHANTANU BURMAN	Mr SUBHASISH CHAKRABORTY-1400.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: AC-21/1, Ward No: 10 Ji No: 7, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 795, LR Khatian No:- 1132	Owner:  Gurdian:  Address:  , Classification:  Area: 0.05000000 Acre,	Mr DEBASHIS BURMAN

Endorsement For Deed Number : I - 152319204 / 2024

On 19-12-2024

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 91,98,877/-

Basak
Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 23-12-2024

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 10:55 hrs on 23-12-2024, at the Office of the A.D.S.R. RAJARHAT by Mr SUBHASISH CHAKRABORTY, Claimant.

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

Execution is admitted on 23/12/2024 by 1. Mr DEBASHIS BURMAN, Son of Late Jagadish Chandra Burman, AC- 21/1, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 2. Mr SHANTANU BURMAN, Son of Late Jagadish Chandra Burman, AC- 21/1, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 3. Mr SUBHASISH CHAKRABORTY, Son of Late Braja Gopal Chakraborty, BC-1/10, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business
Identified by Mr PRADIP KUMAR DASGUPTA, Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2024 3:33PM with Govt. Ref. No: 192024250318023781 on 16-12-2024, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00FMPZP3 on 16-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1200, Amount: Rs.5,000.00/-, Date of Purchase: 16/12/2024, Vendor name: Ranjita Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2024 3:33PM with Govt. Ref. No: 192024250318023781 on 16-12-2024, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00FMPZP3 on 16-12-2024, Head of Account 0030-02-103-003-02

Basak
Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

19209/47
Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2025, Page from 18116 to 18161
being No 152319204 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2025.01.07 14:47:16 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.