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भारतीय गैरन्यायिक

एक सौ रुपये

Rs. 100

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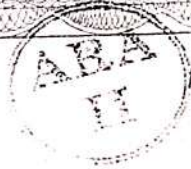


ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 023747

2/1385 05/23

11-16  
19/01/23  
Additional Registrar of Assurances  
Kolkata

Certified that the document is admitted to  
Registration and the  
endorsements  
are the same

19 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this  
the 19<sup>th</sup> day of January, 2023 (Two Thousand and Twenty Three);

BETWEEN

GOVT. OF West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230259876138

GRN Details

GRN: 192022230259876138 Payment Mode: SBI Epay  
GRN Date: 19/01/2023 10:50:13 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4616075852115 BRN Date: 19/01/2023 10:51:08  
Gateway Ref ID: CHL5275626 Method: State Bank of India NB  
GRIPS Payment ID: 190120232025987612 Payment Init. Date: 19/01/2023 10:50:13  
Payment Status: Successful Payment Ref. No: 2000138505/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Shameem Kuzhipangad Puthukudy  
Address: 13, Grant Lane, Bowbazar, Kolkata-12  
Mobile: 9433506845  
Period From (dd/mm/yyyy): 19/01/2023  
Period To (dd/mm/yyyy): 19/01/2023  
Payment Ref ID: 2000138505/1/2023  
Dept Ref ID/DRN: 2000138505/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000138505/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2000138505/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID

**THE CALCUTTA MALAYALEE SAMAJAM (PAN : AAATC4609F)**, a Socio-Cultural and Charitable Organisation registered under the Societies Registration Act, 1860 (Act XXI of 1860) bearing its Registration No.22-272/12 of 1955-1956 now SO964279 of 1955-1965 and having its registered office at 22, Russa Road East 2<sup>nd</sup> Lane, Kolkata -700033, P.O. Tollygunge, P.S. Charu Market, District - 24 Parganas (South) represented by its President **DR. KOCHUKOSHY KUNNUMPURATHU KOSHY (PAN : AFJPK3884Q) (Aadhaar No. 352550126404)**, son of Lt. K GHEEVARGHESE KOSHY, residing at 6/2A/3, Banamali Ghoshal Lane, Behala, Kolkata -700034, West Bengal and or its General Secretary **SRI GOPIKUTTAN NAIR N (PAN : ABFPN4138C) (Aadhaar No. 7555 8415 4737)**, son of Late Narayanan Nair, residing at Flat No. B-1/2, 66A, Gobindapur Road, Kolkata -700045, West Bengal, hereinafter referred to as the **"OWNER"** (which term or expression shall unless excluded by or repugnant to its context shall mean and include its successors-in-office, executors, administrators, legal representatives and its members and assigns) of the **ONE PART**.

**AND**

**FATHIMA TRADING CONCERN**, a Proprietorship concern having Trade Licence No. 042721004366, having its Principal Office at 80, Bentick Street, P.O. & P.S. Bowbazar, Kolkata - 700001, represented by its sole Proprietor **MR. SHAMEEM KUZHIPANGAD PUTHUKUDY (PAN : AMAPP3312J) (Aadhaar No. 4511 4292 6439)**, son of K. P. Aboobacker, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 13, Grant Lane, P.O. + P.S. - Bowbazar, Kolkata - 700012, hereinafter called and referred to as the **"DEVELOPER"** (which terms and expression shall unless be excluded by or repugnant to the context be deemed to mean and include its successors,

nominees, legal heirs and successors, Attorneys, administrators, executors and/or assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a registered Deed of Conveyance dated 8<sup>th</sup> day of June, 1990 which was registered at the office of Sub-Registrar, North 24 Parganas and recorded in Book No. 1, Volume No.208, pages 241 to 250 being Deed No. 8686 for the year 1990 the owner herein purchased ALL THAT a dwelling house having two storeyed brick built building messuage tenement hereditament and premises together with land containing in it measuring 4 (four) Cottahs and 2 (two) Chittaks only be the same a little more or less situate lying at and known named numbered and distinguished as the Premises No. 22, Russa Road East 2<sup>nd</sup> Lane (formerly No. 116, Russa Road South), Kolkata - 700033, P.S. - Tollygunge, Sub-Registry office Alipore, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation are with all easements and free from all encumbrances.

**AND WHEREAS** after such purchase the said **M/S CALCUTTA MALAYALEE SAMAJAM** become the absolute owner of the aforesaid property and mutated its name in the record of Kolkata Municipal Corporation.

**AND WHEREAS** the owner herein desire to construct a new building on the said landed property according to the building plan already sanctioned by the concerned the Kolkata Municipal Corporation and the owner decided to engage a Developer herein to develop the said property on its behalf, and the abovenamed Developer knowing the intention of the owner, approached the owner with a specific proposal to construct the proposed building on the said

property and the owner herein have agreed to the representation made by the Developer and agree and entrust to the Developer the right to erect, construct and build a building on the said property on the basis of the terms and condition mentioned in this Development Agreement hereby executed between the owner herein and the Developer herein which both the parties have agreed.

**AND WHEREAS** to avoid future disputes and differences amongst themselves and/or their respective legal heirs and successors, both the parties have agreed to execute this Agreement.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the following terms and will have the meaning assigned to them.
  - a. **OWNER** : shall mean **THE CALCUTTA MALAYALEE SAMAJAM** and shall unless excluded by or repugnant to its context shall mean and include its successors-in-office, executors, administrators, legal representatives and its members and assigns.
  - b. **DEVELOPER** : shall mean **FATHIMA TRADING CONCERN**, represented by its sole Proprietor **SHAMEEM KUZHIPANGAD PUTHUKUDY** and shall unless excluded by or repugnant to its context shall mean and include his legal heirs, successors, administrators, representative nominees and/or assign.

- c. ARCHITECTS : shall mean such architect or firm of architects whom the Developer may, from time to time, appoint as the Architects for the Building.
- d. ADVOCATES : shall mean such advocate/s whom the Developer may from time to time appoint as the Advocates for the project.
- e. PREMISES : shall mean **ALL THAT** a dwelling house having two storeyed brick built building messuage tenement hereditament and premises together with land containing in it measuring 4 (four) Cottahs and 2 (two) Chittaks only be the same a little more or less situate lying at and known named numbered and distinguished as the Premises No. 22, Russa Road East 2<sup>nd</sup> Lane (formerly No. 116, Russa Road South), Kolkata - 700033, P.S. - Tollygunge, Sub-Registry office Alipore, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- f. BUILDING PLAN : shall mean being plan being No. 2021100093 dated 16.11.2021 sanctioned by the Kolkata Municipal Corporation for construction of the building at the said property and shall include any and all permissible modifications and as the case may be obtained from time to time in accordance with the Kolkata Municipal Corporation Act, 1980 and the building Rules framed thereunder.
- g. BUILDING : shall mean building or buildings as shall be constructed in finished and habitable condition by the

Developer in conformity to the sanctioned plan or revised plan sanctioned by the concerned Kolkata Municipal Corporation and the said land described in the **FIRST SCHEDULE** hereunder only.

- h. **OWNER'S ALLOCATION** : shall mean 50% constructed area of the Ground Floor area + constructed area of the entire First floor and Second floor and 80% constructed area of the Fifth floor with proportionate share of land in the proposed newly constructed building. The 50% allocated share in the ground floor will be comprised of 2(Two) demarcated car parking spaces being Nos. 1 and 4. In case the sanction from Kolkata Municipal Corporation for construction of the proposed fifth floor could not be obtained for any reason whatsoever, in such case the developer shall compensate the owner for 480 sq.ft. area a little more or less by paying an amount equivalent to the then prevailing market price for the said area, as may be mutually agreed between the parties.
- i. **DEVELOPER' ALLOCATION** : shall mean the remaining Ground floor 50% constructed area + the entire constructed area of Third Floor and Fourth Floor and 20% constructed area of the Fifth Floor in the proposed newly constructed building. The 50% allocated share in the ground floor will be comprised of 2 (two) demarcated car parking spaces being Nos. 2 and 3 i.e. the remaining ground floor.

2. This development agreement shall be deemed to have been commenced on and with effect from the day of execution and registration thereof.
3. That the Owner do hereby authorize and empower the Developer to sale the area belonging to the Developer's allocation under this Development Agreement.
4. That Owner do hereby authorize and empower the Developer to construct the proposed building on the Schedule Land as per sanctioned building plan already approved and sanctioned by the Kolkata Municipal Corporation at the costs and expenses of Developer and to sale and transfer flats, room, shop space etc. of the Developer's allocation.
5. That it is agreed by the Owner and the Developer that the Developer shall develop the Schedule property at his own finance and discretion without putting any liability upon the Owner. ✓
6. That the Owner shall handover original/attested/certified copies of relevant papers and Documents to the Developer and those Documents' shall remain in the custody and Possession of the Developer and it s agreed that the Owner or any other heirs, successors or assigns or any person shall not interfere during the construction period in any manner whatsoever.
7. That the Developer shall be at liberty and shall have Right and Power to negotiate for sale of the Developer Allocation on Ownership basis in favour of any prospective Purchaser's or intending tenants in

course of construction or after the construction together with the proportionate share of land upon which the proposed building shall be constructed at such consideration and on such terms and conditions with such person or persons as the Developer think best fit and proper to his absolute discretion. The owner shall join the instruments of transfer as vendor.

8. That the Owner shall execute a Registered Development power of Attorney empowering the Developer to execute all such development and construction of the proposed building and execute and enter into and conclude any agreement for sale or booking agreement or deed of conveyance/s for transfer of the portion belonging to Developer's Allocation exclusively of the proposed building along with the proportionate share of land in the said premises and common areas.
9. That the Developer shall at his own costs construct, erect and complete the proposed building in accordance with the sanction building plan and/or the Revised Sanction Plan along with permissible modification and/or deviations and complying with all rules and regulations of all statutory bodies. The Developer shall provide Rs.40,000/- (Rupees Forty Thousand) per month and month by month in advance to the owner towards charges for alternative office accommodation till repossession is provided to the owner in the proposed newly constructed building at the said premises.
10. That the Developer shall be at sole and absolute liberty to engage various professionals like legal adviser, Architect, Engineers, R.C.C. Consultant and/or Contractors at his choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them AND that the Owner shall have no responsibility for making

payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards arise during construction then the Developer shall solve the same at its own costs and expenses and also keep the Owner indemnified.

11. That the owner do hereby authorize the Developer in so far as it is necessary to apply for and obtaining of permanent connection of electricity, drainages sewerages and/ or other facilities and for which the Owner will execute and/or sign in favour of the Developer all sorts of papers and documents at the costs of the Developer as shall be required by the developer.

12. That the Developer shall install, erect the building at his own costs and expenses including water pump, arrangement of Water supply, water storage tank, over head reservoir, electrification, permanent electric connection from the CESC, and until permanent electric connection is obtained temporary electric connection shall be arranged and provided at the said building.

13. That all costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the Developer and the Owner shall have no liability, responsibility in this context to the Architect in any manner whatsoever.

14. That the Owner shall not do any act, deed of things whereby the Developer may be prevented from construction and completion of the proposed building in time and Sale/Transfer and Conveyance of the Developer's Allocation.

15. That the Owner do hereby agrees with the Developer not to sell, transfer or assign or grant, lease, mortgage and/or charges or not to make any agreement for any purpose from the date of execution of this Agreement against the premises until the project is complete in terms of this agreement.

16. The Developer shall have the sole right to Sell, Transfer and Convey the Developer's Allocation and also 'appear before the concerned Registrar and also execute Deed of Conveyance to and in favour of any person or persons at its' own discretion as per terms and conditions of this agreement and in that case the Owner shall have no right to interfere disturb/prevent the Developer in any manner as the Developer have full power to take any action as he shall deem fit in their discretion.

17. That the developer shall commence and start work of construction within one month from registration of this development agreement subject to availability of vacant possession of the existing building of the said premises and thereafter within three months start foundation work of the proposed newly constructed building at the said premises and the developer undertake to complete the said project within 24 to 30 months subject to any natural calamity and any act of God and in default the developer shall be liable to compensate to the owner @ Rs.50,000/- per month after a grace period of 6 months from the scheduled completion period of 24 months in addition to Rs.40,000/- per month towards alternate accommodation.

18. That the Owner hereby agrees and covenants with the Developer not to do any act, deed thing whereby the Developer are prevented from constructing the proposed building and also enjoying, selling

assigning and/or disposing of any Developer's Allocation in the building at the said premises.

19. That after completing the construction of the proposed building together with all fixtures, fittings, door, windows, tiles, sanitary fittings, plumbing, electrical works including switches, sockets, etc. as per the detailed specification available in Fifth Schedule, the Developer shall hand over the spaces to the owners falling under Owner's Allocation with Completion Certificate.

20. The Owner agrees to join as Confirming Party and/or as a Vendor, if required by the Developer for Sale and/or transfer and/or conveyance of the Developer's Allocation in the building and agrees to execute conveyance deed in respect of the undivided proportionate share of land or spaces attributable to Developer's Allocation in the building as stated herein as and when called by the Developer without bearing any financial liability, subject to the Developer handing over possession of Owner's Allocation to the Owner in habitable condition within the stipulated period.

21. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said premises from the date of these presents and the till date of handing over owner's allocation in the said building to the owners. It is made clear that from the date of handing over possession of the Owner's Allocation the owners and/or their nominee and/or assigns will pay proportionate share of tax for owner's allocated area till assessed separately by the concerned authorities.

22. THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING :

- (a) The land on which the building will be constructed with all easements rights and appurtenances to that land and building.
- (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, lift, stair case and stair ways, entrance, exit and passage.
- (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
- (d) Installation of common services which may specially provided in the schedule.
- (e) The roof or house top of the building shall be possessed by owner the Calcutta Malayalee Samajam but can have access for all lawful occupations.

23. That neither party shall use permit the area of their respective Allocations or part or portion in the building for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.

24. That Both parties shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, bye-laws and regulations attributable to then respectively.

25. THE OWNER AND DEVELOPER DO HEREBY DECLARE AND COVENANT as follows:

- i. That the Owner hereby grants license and permission to the Developer to enter upon the said property or any part thereof as aforesaid with full right and authority to commence and carry on and complete construction and or development thereof in accordance with the requisite permission herein mentioned.
- ii. That the Owner shall sign all necessary papers and documents which may be required by the Developer for the purpose of construction and or development of said property and shall also execute a Registered Power of Attorney in favor of the Developer.
- iii. That upon the demolition of the existing old building structures the Developer shall be entitled to sale proceeds that shall be available from selling of the building materials and debris arising out of such demolition remaining after defraying all charges and expenses required for such demolitions.
- iv. To recover the entire money incurred by the Developer to develop the said premises as hereto mentioned the Developer shall be exclusively entitled to the Developer' Allocation of total built up area of the proposed building at the said property with exclusive right to transfer or otherwise deal with or dispose of the same to diverse purchasers on ownership basis and at such price and consideration as the Developer may think fit and proper.
- v. The Developer in consideration whereof shall be entitled to receive such money or monies-for the said transfer from the

prospective purchasers. All the money and consideration which shall be received by the Developer from such person and or prospective purchasers shall belong to the Developer and will be received by the Developer in his own accounts to cover his entire investments including profit incurred to develop the said premises.

- vi. The Owner shall do or execute or cause to be done, or executed all such further deeds, matters and things not herein specified as may be required to be done by Developer and for which the Developer need the authority of the owner authorization as may be required for the purpose PROVIDED THAT all such acts, deeds, matters and things shall not in any way infringes on the rights of the Owner and or go against the spirit of these presents.

26. That in case of any disputes and differences in respect of this project or touching these presents, the same shall be amicably settled through negotiation and/or discussions, failing which the same shall be referred to an Arbitrator who may be appointed by mutual consent and the Arbitration shall take place in accordance with the prevailing arbitration laws as applicable.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of landed property)**

**ALL THAT** a dwelling house having two storeyed brick built building messuage tenement hereditament and premises together with land containing in it measuring 4 (four) Cottahs and 2 (two) Chittaks only

be the same a little more or less situate lying at and known named numbered and distinguished as the Premises No. 22, Russa Road East 2<sup>nd</sup> Lane (formerly No. 116, Russa Road South), Kolkata - 700033, P.S. - Tollygunge, Sub-Registry office Alipore, District - South 24 Parganas, which is butted and bounded by :

- ON THE NORTH** : By the Premises no. 22A, Russa Road East 2<sup>nd</sup> Lane;
- ON THE SOUTH** : By Russa Road East 2<sup>nd</sup> Lane;
- ON THE EAST** : By Russa Road East 2<sup>nd</sup> Lane; and
- ON THE WEST** : By Premises No. P-38/1B, Deshapran Shasmal Road or howsoever otherwise known numbered or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Description of allocations)**

**OWNER'S ALLOCATION** : shall mean 50% constructed area of the Ground Floor area + constructed area of the entire First floor and Second floor and 80% constructed area of the Fifth floor with proportionate share of land in the proposed newly constructed building. The 50% allocated share in the ground floor will be comprised of 2(Two) demarcated car parking spaces being Nos. 1 and 4. In case the sanction from Kolkata Municipal Corporation for construction of the proposed fifth floor could not be obtained for any reason whatsoever, in such case the developer shall compensate the owner for 480 sq.ft. area a little more or less by paying an amount

equivalent to the then prevailing market price for the said area, as may be mutually agreed between the parties.

**DEVELOPER' ALLOCATION** : shall mean the remaining Ground floor 50% constructed area + the entire constructed area of Third Floor and Fourth Floor and 20% constructed area of the Fifth Floor in the proposed newly constructed building. The 50% allocated share in the ground floor will be comprised of 2 (two) demarcated car parking spaces being Nos. 2 and 3 i.e. the remaining ground floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Exemption Areas, Common Parts and/or Common Facilities)**

1. The Columns, Beams, Supports, Corridors, Lobbies, Stairways, Entrance and Exit Path ways and ultimate roof.
2. Main gate of the said premises and common passage.
3. Installation of common services viz. electricity and meter with installation.
4. Water pump, underground reservoir, reservoir on the roof, water pipes and other common plumbing installation and space required thereto.
5. 24 Hours supply of water from overhead tank to the respective flats.
6. Lighting in the common spaces, passages, stair case, lobbies etc.

7. Drainage/sewerage/ rain water pipes from the flats to the Drains and from the premises to the main road.
8. Boundary walls.
9. Toilets on Ground Floor for use of the owner/occupiers of spaces on ground floor.
10. Elevator.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**

**(COMMON RESTRICTIONS)**

1. Not to use the said "UNIT common portions thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to other owner or occupiers of the building.
2. Not to do or permit to be done anything in the said "UNIT" which may be illegal or immoral or forbidden under any law.
3. Not to demolish or cause to be demolished or damage the said 'UNIT or any portion of the building.
4. Not to do or permit to be done any act deed or thing which may render void or voidable any insurance of the said 'UNIT or any part thereof or cause any increase in premium payable in respect thereof.

5. Not to throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown or accumulated in any portion of the building.
6. Not to repair the UNIT thereby causing inconvenience and injuries to other co- owner as may be affected in consequence and allow free access to the 'UNIT' or portion thereof to men, agents, masons, as may be required by the developer and/or association from time to time on request therefore by such Association.
7. Not to paint exterior walls of the 'UNIT, common walls or portions of the building.

Specification of Proposed building at premises No.22, Russa Road East 2nd Lane, Kolkata 700033, P.S. Charu Market, Ward No.89, under the Kolkata Municipal Corporation.

### **SPECIFICATION**

#### **STRUCTURE**

R.C.C. Framed structure as per building plan. The grade of concrete M 20 with steel Fe500.:

#### **BRICK WORKS**

External Brick work 200mm. thick and internal walls 125mm/75mm. thick as per building plan with cement mortar and 1st. class brick with wire mesh.

**PLASTERING****A) INTERIOR FINISH**

Internal walls of flats shall be plastered with cement mortar and finished with plaster of paris. All other service area, staircase and ground floor area shall be plastered and finished with plaster of paris. Common partition walls will be 5" thick.

**B) EXTERIOR FINISH**

External walls shall be plastered with cement mortar and painted with two coats of weather coat paints over Acrylic Base Paint.

**FLOORING**

All flooring shall be of ISI mark vitrified tiles (2'-0" X 2'-0") with 4" skirting. Floors of toilets, kitchen & balcony/verandah shall be of floor tiles and walls of toilet/WC's shall have up to lintel height glazed tiles (ISI mark 300X450). Other covered or open areas on the ground floor will be finished with Granite tiles flooring.

**DOOR**

a) Wooden frames made of Sal wood. Main door (5" X 2%) and all other frame 4" X 2%.

b) The main door shall be provided Seghun door with necessary fittings & fixtures.

c) All doors shall be wooden door with teak ply pasting along with necessary fitting.

d) Toilets of 30 mm. thick waterproof flush/PVC door with sunmyca pasting.

#### WINDOW

: Aluminum sliding windows with shutter and clear glass shall be provided.

#### KITCHEN

Kitchen shall have raised cooking table top of granite stone and steel sink along with glazed tiles up to height of 4 ft. on table top (ISI mark 300X450).

#### ROOF

Crazy mosaic flooring after proper roof treatment and earthen pot shall be done with rain water pipes for proper drainage.

#### SANITARY PLUMBING

& Toilet will be provided with branded white commode with low down cistern. All pipelines in toilet & kitchen will be concealed with CPVC pipes. PVC soil pipes, rainwater & waste water pipes shall be

provided. Fittings (normal) of toilet & kitchen shall be reputed brand.

#### ELECTRICAL.

All wiring shall have concealed ISI BRANDED copper wire with Modular switches, sockets etc. MCB shall be provided.

a) Bedrooms will be provided with 3 (three) light points, 1 (one) fan point and 1 (one) 5 amp plug point and 1 (one) 15 amp plug point for A.C. in all bed rooms.

b) Sitting cum Dining will be provided with 3 (three) light points, 2 (two) fan points & 2 (two) 5 amp plug point & 15 amp plug for A.C.

c) Kitchen will be provided with 1 (one) light point and 1 (one) Exhaust fan or chimney point 2 15 amp plug point for Oven & Refrigerator

d) Toilet will be provided with 1 (one) light point, 1 (one) Exhaust fan point and 1 (one) point for geyser (common toilet) & one point for washing machine.

e) Balcony/Verandah will be provided with 1 (one) light point & -one 5 amp plug point.

f) Each flat will be provided with MCB, one calling bell point, concealed telephone line and cable line

Note: 1) All charges towards C.E.S.C. or any other authority and service charges shall be borne by the Purchasers.

#### WATER RESERVOIR

Municipal water connected to underground reservoir and water line connection from ground floor reservoir to Overhead tank with pump and motor and separate waterline connection for each flat will be provided.

#### LIFT

5 (Five) passenger lift will be installed

#### EXTRA WORKS

Any extra work other than our specification shall be charged extra and such amount will be deposited before the execution of work.

NB: DECORATIVE ELEVATION, LOBBY & BOUNDARY WALLS FOR AESTHETIC VIEW OF THE BUILDING WILL BE DONE.

IN WITNESS WHEREOF the parties being owner and developer have put their seal and signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED in the presence of: WITNESSES:

1. Hassan Dhalech  
27, Weston Street  
Kol. 700013

THE CALCUTTA MALAYALEE SAMAJAM  
[Signature]  
PRESIDENT

THE CALCUTTA MALAYALEE SAMAJAM

[Signature] Secretary  
SIGNATURE OF THE OWNER






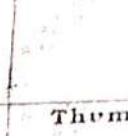




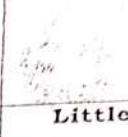





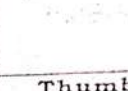















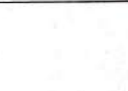
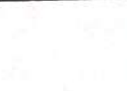
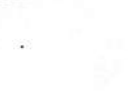




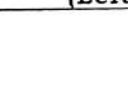
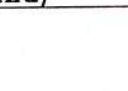

2. Md. Zain Dhalech  
27, Weston Street,  
Kol. 700013.

FATHIMA BUILDING  
80, BENTINCK STREET  
KOLKATA-700001  
[Signature]  
SIGNATURE OF THE DEVELOPER

Drafted and prepared by:

M.A. Qamar AR  
Advocate  
High Court, Calcutta  
Enrolment No. WB/3167/99

Page No. \_\_\_\_\_  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentant					
<i>Sharma</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Sharma</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Sharma</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

## Major Information of the Deed

Deed No :	I-1902-00677/2023	Date of Registration	19/01/2023
Query No / Year	1902-2000138505/2023	Office where deed is registered	
Query Date	17/01/2023 12:05:13 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Qamar Alam 5, Damzen Lane, Thana : Bowbazar, District : Kolkata, WEST BENGAL. PIN - 700073. Mobile No. : 9433506845, Status :Advocate		
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. 1,39,72,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION. Road: Russa Road East 2nd Lane, , Premises No: 22, , Ward No: 000 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak		1,18,80,000/-	Property is on Road
<b>Grand Total :</b>				6.8063Dec	0/-	118,80,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	20,92,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	4000 sq ft	0/-	20,92,500 /-	
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### Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>CALCUTTA MALAYALEE SAMAJAM</b> 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxx9F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :




Name,Address,Photo,Finger print and Signature

**FATHIMA TRADING CONCERN**




13. GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India. PIN: 700012 , PAN No.:: AMxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




SI No Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<p><b>Dr KUNNUMPURATHU KOSHY KOCHUKOSHY, (Alias Name: Mr KOCHUKOSHY KUNNUMPURATHU KOSHY)</b>                      Son of Late K GHEVARGHESE KOSHY                      Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office</p>			
		Jan 19 2023 1:04PM	LTI 19/01/2023	19/01/2023




6/2A/3. BANAMALI GHOSHAL LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: AFxxxxxx4Q, Aadhaar No: 35xxxxxxx6404 Status : Representative, Representative of : CALCUTTA MALAYALEE SAMAJAM (as PRESIDENT)

SI No	Name	Photo	Finger Print	Signature
2	<p><b>Mr GOPIKUTTAN NARAYANAN NAIR, (Alias Name: Mr GOPIKUTTAN NAIR N)</b>                      Son of Late NARAYANAN NAIR                      Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office</p>			
		Jan 19 2023 1:05PM	LTI 19/01/2023	19/01/2023

FLAT NO. B-1/2, 66A, GOBINDAPUR ROAD, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ABxxxxxx8C, Aadhaar No: 75xxxxxxx4737 Status : Representative, Representative of : CALCUTTA MALAYALEE SAMAJAM (as SECRETARY)

Name	Photo	Finger Print	Signature
<b>Mr SHAMEEM KUZHIPANGAD PUTHUKUDY (Presentant)</b> Son of Mr K P ABOOBACKER Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
	Jan 19 2023 1:06PM	LTI 19/01/2023	19/01/2023
13, GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. AMxxxxxx2J, Aadhaar No: 45xxxxxxxx6439 Status : Representative, Representative of : FATHIMA TRADING CONCERN (as PROPRIETOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md QAMAR ALAM</b> Son of Mr MOJIBUR RAHAMAN HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	19/01/2023	19/01/2023	19/01/2023
Identifier Of Dr KUNNUMPURATHU KOSHY KOCHUKOSHY, Mr GOPIKUTTAN NARAYANAN NAIR, Mr SHAMEEM KUZHIPANGAD PUTHUKUDY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	CALCUTTA MALAYALEE SAMAJAM	FATHIMA TRADING CONCERN-6.80625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	CALCUTTA MALAYALEE SAMAJAM	FATHIMA TRADING CONCERN-4000.00000000 Sq Ft

Endorsement For Deed Number : I - 190200677 / 2023

15-01-2023  
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 - 44 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 19-01-2023, at the Office of the A.R.A. - II KOLKATA by Mr SHAMEEM KUZHIPANGAD PUTHUKUDY ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,39,72,500/-

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

Execution is admitted on 19-01-2023 by Dr KUNNUMPURATHU KOSHY KOCHUKOSHY, , Mr KOCHUKOSHY KUNNUMPURATHU KOSHY PRESIDENT, CALCUTTA MALAYALEE SAMAJAM, 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Md QAMAR ALAM, , Son of Mr MOJIBUR RAHAMAN, HIGH COURT, CALCUTTA, P.O: GPO, Thana Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-01-2023 by Mr GOPIKUTTAN NARAYANAN NAIR, , Mr GOPIKUTTAN NAIR N SECRETARY, CALCUTTA MALAYALEE SAMAJAM, 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Md QAMAR ALAM, , Son of Mr MOJIBUR RAHAMAN, HIGH COURT, CALCUTTA, P.O: GPO, Thana Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-01-2023 by Mr SHAMEEM KUZHIPANGAD PUTHUKUDY, PROPRIETOR, FATHIMA TRADING CONCERN (Sole Proprietorship), 13, GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Md QAMAR ALAM, , Son of Mr MOJIBUR RAHAMAN, HIGH COURT, CALCUTTA, P.O: GPO, Thana Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 10:51AM with Govt. Ref. No: 192022230259876138 on 19-01-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4616075852115 on 19-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 69112, Amount: Rs.100.00/-, Date of Purchase: 04/01/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 10:51AM with Govt. Ref. No: 192022230259876138 on 19-01-2023, Amount Rs: 19,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 4616075852115 on 19-01-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 31994 to 32026

being No 190200677 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.01.24 14:49:43 -08:00  
Reason: Digital Signing of Deed.

for

(Satyajit Biswas) 2023/01/24 02:49:43 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)