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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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I certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Register-III
Alipore, South 24-Parganas

27 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 27th day of February, 2024 (Two Thousand Twenty Four);

BETWEEN

SL. NO. 5466 DT. 16/01/24

NAME.....

ADDRESS (SUDIP KUMAR BHAUMIK)
Advocate.....

..... CMM Court, Calcutta
Enrolment No. WB/124/2007

RS..... 100/-


TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027

.....

.....
District Sub-Registrar
Alipore Court 54-PG-105A

54 FEB 2024



Shushrunda Dutt
S/o - Sri Shyamal Dutt
Alipore police Court
Kol-27.

SRI AMITAVA GUHA (PAN ADPPG6963L) (AADHAAR 5491 1996 1371) son of Late Paresh Nath Guha, by religion: Hindu, by occupation: Retired person, residing at 15/1A, Ibrahimpur Road, P.O Jadavpur University, P.S:- Jadavpur, Kolkata – 700032, District: South 24 Parganas, West Bengal, hereinafter called and referred to as the ‘**OWNER**’ ((which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective legal heirs, successors, legal representatives, executors, administrators and / or assigns)) of the **FIRST PART**;

AND

M/S. “**T & A DEVELOPER**” a partnership firm having its registered office at 9/24A, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, represented by its partners namely

(1) **SMT. ANIMA DAS (PAN EDYPS8554L) (AADHAAR No. 8359 0792 8290)** wife of Dipankar Das, by faith: Hindu by Occupation: Business, Resident of 9/25, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, in the state of West Bengal, (2) **SMT. TARA DAS (PAN AHNPD2724L) (AADHAAR No. 7373 8646 3152)** wife of Tapan Das by faith: Hindu by Occupation: Business, Resident of 48, Raja S.C. Mullick Road, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, hereinafter called and referred to as the ‘**DEVELOPER**’ (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, assigns, nominees, executors, administrators and change in office) of the **SECOND PART**.

WHEREAS by a registered Kobala dated the 1st day of November, 1949, one Sri Akhil Ranjan Guha purchased a plot of homestead land measuring about 06 Cottahs more or less situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111 whereon or part whereof which was numbered as Premises No. 23/1, Jadavpur East Road, within the limits of then Calcutta Municipal Corporation. The said Kobala was registered at the office of the R.A Calcutta and recorded in Book No. I, Volume No. 85, Pages from 102 to 106, being No. 4369 for the year 1949.

AND WHEREAS after purchase aforesaid Akhil Ranjan Guha constructed a two storied pucca building on the above mentioned 06 Cottahs land.

AND WHEREAS while seized possessed the aforesaid property consist of 06 Cottahs land together with two storied structure standing thereon, Akhil Ranjan Guha executed an INDENTURE dated 10.01.1970 wherein the First Part Akhil Ranjan Guha being the Settlor, converted the aforesaid property into a ‘trust property’ of which Akhil Ranjan Guha declared himself as ‘**TRUSTEE**’ and the Second Part Sri Amitava Guha was declared as ‘**BENEFICIARY**’ of the aforesaid trust property. The said Trust was valid till the death of the Trustee and thereafter upon death of the Trustee the aforesaid property devolved and vested in the name of the aforesaid beneficiary Sri Amitava Guha, the Owner herein. The said INDENTURE was registered at the office of the Registrar of Assurance, Calcutta and recorded as Book No. I, Volume No. 21, Pages from 132 to 136, being No. 132 for the year 1970.



AND WHEREAS thereafter Amitava Guha, the owner herein mutated his name in the record of the Kolkata Municipal Corporation and allotted ASSESSEE NO. 210960202790.

AND WHEREAS by virtue of the aforesaid Indenture Amitava Guha became sole and absolute owner of ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is now known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata – 700032, Ward No. 96, ASSESSEE No. 210960202790, which is hereinafter referred to as the 'said property' and which is more fully and particularly described in the First Schedule hereunder.

AND WHEREAS the Owner herein, with an intention to develop the said property and / or to construct a multi-storied building thereon according to the building plan, approached the Developer herein to construct the same at the Developer's own cost, finance and experience and the Developer herein relying upon the owner's representation has agreed to develop the same by constructing a multi-storied building on the said property as per building plan to be prepared by qualified architect/engineer and approved by the Kolkata Municipal Corporation/Competent Authority on the following terms and conditions:-

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

ARTICLE - I
DEFINITIONS

1. In this Agreement unless it be contrary or repugnant to the subject or context the following words and/or expression shall mean as follows:-

1.1. "**THE OWNER**" shall mean **SRI AMITAVA GUHA (PAN ADPPG6963L) (AADHAAR No. 5491 1996 1371)** son of Late Paresh Nath Guha, by religion: Hindu, by occupation: Retired Person, residing at 15/1A, Ibrahimpur Road, P.O. Jadavpur University, P.S:- Jadavpur, Kolkata – 700032, District: South 24 Parganas, West Bengal, and in absence of him his legal heirs, executors, administrators, successors, legal representatives, nominees and assigns.

1.2. "**THE DEVELOPER**" shall mean M/S. "**T & A DEVELOPER**" a partnership firm having its registered office at 9/24A, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, represented by its partners namely (1) **SMT. ANIMA DAS (PAN EDYPS8554L) (AADHAAR No. 8359 0792 8290)** wife of Dipankar Das, by faith: Hindu by Occupation: Business, Resident of 9/25, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, in the state of West Bengal, (2) **SMT. TARA DAS (PAN AHNPD2724L) (AADHAAR No. 7373 8646 3152)** wife of Tapan Das by faith: Hindu by Occupation: Business, Resident of 48, Raja S.C. Mullick Road, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas,



and in absence of them its successors, assigns, nominees, executors, administrators and change in office.

1.3. "THE SAID PROPERTY" shall mean ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata – 700032, Ward No. 96, ASSESSEE No. 210960202790.

1.4. "THE BUILDING PLAN" shall mean the Building Plan for the proposed new Straight Three storied building to be drawn by a qualified architect as per applicable existing rules and regulations of the Kolkata Municipal Corporation or any amendment made thereof and / or subsequent modification thereof, for construction of the proposed building.

1.5. "THE NEW BUILDING" shall mean the proposed multi storied building to be constructed on the said premises by the Developer as per building plan.

1.6. SALEABLE AREA: shall mean the area of total construction of the Building including the stairs, lobby, corridors and other common areas.

1.7. BUILT UP AREA / COVERED AREA: In case of individual flat the covered area shall be the area within the flat / unit and will include the outer walls and half of the common walls.

1.8. SUPER BUILT UP AREA: Shall mean in case of individual flat/ unit/ portion, relevant percentage of additional area to be included in excess of the covered area.

1.9. COMMON AREAS & PARTS: Shall mean the areas to be demarcated by the Developer for common use of the Occupants which includes stair, lobby, corridor, roof, space, passages, paths and common installations etc which is more specifically described in the **FOURTH SCHEDULE** written hereunder.

1.10. ARCHITECT / LICENSED BUILDING SURVEYOR: Shall mean any qualified person or persons and/or firm or firms competent enough for design and planning of the newly proposed building to be constructed at the said premises, appointed or nominated by the DEVELOPER.

1.11. ENGINEER: Shall mean qualified Engineer to be appointed by the Developer under whose supervision entire building construction shall be done.

1.12. FLATS/ UNITS/ GARAGES: Shall mean the habitable portion within the covered area plus the area to be counted for the measurement of the Super built up area.

1.13. TRANSFER: Shall mean transfer of Flat/ Unit / Spaces etc. together with undivided proportionate share of land as described in the First Schedule hereunder by way of execution and registration of Deed of Conveyance or any other relevant deeds.



1.14. **TRANSFeree:** Shall mean the person or persons, firm, limited company or association to whom any Flat/ Unit/ Area/ Garage/Shop Rooms of the proposed new building to be transferred from any allocation.

1.15. **OWNER' ALLOCATION:** shall mean and include 50% saleable area on the newly constructed building together with the proportionate right, title and interest in land underneath the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more precisely described in the **SECOND SCHEdULE** hereunder.

1.16. **DEVELOPER'S ALLOCATION** shall mean remaining 50% saleable area of the newly constructed building together with the proportionate right, title and interest in land underneath the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more fully described in the **THIRD SCHEdULE** hereunder.

1.17. **PAYMENT:** shall mean and include any payment made by any of the parties to other party. The Developer herein shall pay a sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only to the owner which is non refundable.

1.18. **SHIFTING:** shall mean and include that the Developer shall arrange one suitable alternative accommodation i.e. a place of residence consist of minimum 3 bedrooms, 2 bathrooms, 1 kitchen, 1 drawing cum dining room for the Owner till the completion and handover of the khas vacant possession of the owner's allocation in the new multistoried building to be erected on the said property.

1.19. **SUPPLEMENTARY AGREEMENT:** shall mean and include any subsequent agreement entered in respect of this presents by and between the parties hereinabove in accordance to the applicable law.

1.20. **ADVOCATE:** shall mean and include Advocate appointed by the Developer to do all legal job relating to the development of the said premises including registration of the Flats/Units/Garages of the proposed newly constructed building against legal fees.

THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:

- I) That the owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property mentioned hereinabove and shall retain symbolic possession until the said property is fully developed.
- II) That the right title and interest of the owner in the said property mentioned hereinabove is free from all encumbrances whatsoever in manner and owner has clear marketable title of the same.
- III) That the entirely of the said property mentioned hereinabove is under physical possession of the owner.
- IV) That the owner has not received any notice for acquisition or requisition of said property mentioned hereinabove or any part or portion there is encroached by any outsider or under any laws for the time being in force.



V) Neither the property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to income tax revenue or any public demand.

VI) The owner has not entered into any agreement for sale or any agreement, lease, development or otherwise for transfer and/or development of the said property mentioned hereinabove or any part or portion thereof in favour of anyone other than the developer herein.

VII) That there is no impediment affecting the said property mentioned hereinabove hence the owner is not barred from entering into this agreement.

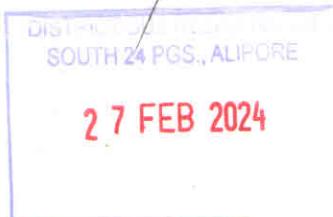
VIII) That the owner is fully entitled to deal with develop and/or dispose-off proportionate share of the said property mentioned hereinabove and thus enter into this agreement.

ARTICLE-II
(COMMENCEMENT)

1. This Agreement shall be in force from the date of signing this Agreement. Notwithstanding anything contained herein, the Developers agree to complete construction of the said building within 24 (Twenty four) months from the date of building plan sanctioned by the Kolkata Municipal Corporation/Competent Authority and handover possession to the Owner as per Owner's allocation. However in excess of 24 (Twenty four) time, a period of 6 (Six) months time may be extended by mutual consent of both the parties.
2. This Agreement shall cease to operate in the event of complete transfer of all the allocated saleable area in the new proposed building by the Developer in the manner as provided herein and after delivery of possession of the Owner's allocation.
3. In case of any unfortunate death of the land owner or the developer herein, their respective heirs and/or successors will substitute them respectively and will remain positively bound by the terms of this agreement and will remain further duty bound to execute and if necessary make the same registered any required Deed and/or Document towards the successful materialization of the project.

ARTICLE-III
(DEVELOPER'S RIGHT)

- 3.1 The Owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to develop and construct building at the said property in accordance with the building plan to be sanctioned by the competent authority.
- 3.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of building plan/revised plan from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owner and the Owner through their Attorney shall sign and execute all such plans and applications.
- 3.3 That save and except the Owner's allotted portion the Developer has full rights to execute any Agreement for sale, Deed of Sale, Deed of Conveyance from the Developer's allocation.



ARTICLE-IV
(DEVELOPER'S OBLIGATIONS)

- 4.1 The Developer shall secure the approved building plan, specification, drawings, elevations and other required permissions so as to commence erection and construction of the building by the Developer in accordance with the plans, specifications, drawings and elevations that may be approved by the concerned Authority and shall complete the said building in fully habitable condition within 24 (Twenty Four) months from the date of this agreement unless prevented by natural calamity, riot, civil commotion, statutory preventive orders or on any other reasonable ground or grounds. However in excess of 24 months period of 6 months time may be extended by mutual consent of both parties.
- 4.2 The building to be created, constructed and completed by the Developer shall consist of the specification provided in Fifth Schedule hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Developer shall be entitled to claim or demand extra payment for extra work done whatsoever nature from the Owner in respect of Owner' allocated portion.
- 4.3 The Developer shall make all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described , appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof.

ARTICLE-V
(OWNER' OBLIGATION)

- 5.1 The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law.
- 5.2 To provide the Developer appropriate powers which shall be required in connection with construction, erection, completion of the newly proposed building and to appear before all concerned Authorities and to sign and execute applications, declarations and other relevant papers and documents to appropriate Authorities for temporary and permanent connections of water , sewerage and electricity or as may be required from time to time , in accordance with law and all costs and expenses in that respect shall be borne by the Developer. It is made clear that Power of Attorney shall remain valid till completion of the newly proposed building at the aforesaid property and also until transfer of Developers' allocation is completed.
- 5.3 During the subsistence of this Agreement, the Owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said property or any part thereof nor shall enter into



any other Agreement or obligations whatsoever in nature with any other party or parties in respect of Developer's allocation.

5.4 On and from the date of service of notice after issuance of no objection and occupancy certificate of completion of the said building by the Developer and in particular the Owner' allocated portions and until separate mutation and assessment of the Owner and/or their nominee or nominees and/or allottees, as the case may be, Owner shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoings whatsoever payable in respect of the said Owner' allocation and every part thereof. In addition thereto , they shall also be responsible and liable to pay and bear the proportionate part or share of all costs, charges, levies, impositions and expenses relating to common areas and facilities towards its maintenance and up-keep of the said property.

5.5 With the execution of this Development Agreement, the Owner shall provide all necessary assistance to the developer which includes handover of original title documents in relation to the said property to the Developer to enable the developer conveniently obtaining all the necessary permissions/ approvals in respect of construction of the new building on the said property in habitable condition.

ARTICLE-VI
(COMMON OBLIGATIONS)

- a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned Authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owner and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated.
- b. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and upkeep of the property.
- c. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbors.
- d. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the Building.
- e. Not to claim any additional right save and except provided in writings.

ARTICLE-VII
(MISCELLANEOUS)

This agreement shall always be treated as an agreement by and between principal to principal. The Owner and the developer has entered into this agreement purely as a contract and nothing contained herein shall be deemed to construed or constitute as partnership between the Owner and the developer or



an association or persons. Nothing in these presents shall be construed as a sale, demise or assignment or conveyance in lieu of the said property or any part thereof to the developer by the Owner save and except the terms and conditions of this presents.

It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not herein specified may be required to be done, executed and performed and for which the developer shall require adequate powers and authorities from the owner and for such matters, the Owner shall provide all required power and authorities unto and in favour of the developer as and when the same is /are required and called upon and to execute sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way in fringe or prejudice the right of the Owner and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

It is clarified that all work of the development shall be done by the developer at his own costs and expenses but for and on behalf of himself/themselves and/or the nominee/nominees in respect of the developer's area and for and on behalf of the Owner in respect of the owner's area.

All the dues amount i.e municipal corporation tax and other outgoings in respect of the said property shall be paid by the Owner and thereafter shall be borne by the developer from the date of signing of this agreement and completion certificate of the new building.

All the original documents regarding the said property shall be handed over by the Owner to the developer and after the completion of the construction work the same shall be handed over by the developer to the Flat Owners association.

Each party shall be responsible and liable for their respective shares of taxes and impositions relating to their respective allocations after receipt of completion certificate from the Kolkata Municipal Corporation by the developer.

ARTICLE -VIII (FORCE MAJEURE)

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJEURE' and the Pandemic situation and shall be suspended from the obligations during the duration of the Force Majeure. For such event contraction time shall be automatically extended.

ARTICLE -IX (jurisdiction)

If there is any dispute or violations of any terms and conditions as stipulated in this Agreement either by the Owner or the Developer, the High Court at Calcutta and its subordinate Courts of South 24 Parganas



shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties as mentioned herein or by any other competent court of law depending upon the situation.

The common areas, facilities in the building are described in the **FOURTH SCHEDULE** hereunder and the Construction specification described in the **FIFTH SCHEDULE** hereunder.

FIRST SCHEDULE REFERRED TO ABOVE
(The said property)

ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is now known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata – 700032, Ward No. 96, ASSESSEE No. 210960202790.

The entire property is butted and bounded as follows:

By North : 16 feet 06 inch wide public road;

By South : Partly by the land of Smt. Jogamaya Guha and partly by the land of Jitendra Nath Ghosh;

By East : Partly 16 feet 06 inch wide public road and partly by the land of Anil Roy Choudhury;

By West : By the lands of Smt Bidhumukhi Das Gupta and others;

THE 'SECOND SCHEDULE' ABOVE REFERRED TO
(Description of the Owner's Allocation)

ALL THAT 50% saleable area which includes Flats/Units and Garage spaces on the newly constructed building together with the proportionate right, title and interest in land underneath the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building.

An amount of Rs. 40,00,000/- (Rupees Forty Lakhs) only shall be paid by the Developer to the owner which is non refundable.

Detail of payment schedule is as under:

- 1) Rs. 10,00,000/- (Rupees Ten Lakhs) only shall be paid at the time of execution of this Agreement.
- 2) Rs. 10,00,000/- (Rupees Ten Lakhs) only shall be paid at the time of sanction of the new building plan.
- 3) Rs. 10,00,000/- (Rupees Ten Lakhs) only shall be paid at the time of First Floor casting.



4) Rs. 10,00,000/- (Rupees Ten Lakhs) only shall be paid at the time of Third Floor casting.

THE 'THIRD SCHEDULE' ABOVE REFERRED TO
(Description of the Developer's Allocation)

ALL THAT remaining 50% saleable area which includes Flats/Units and Garage spaces of the newly constructed building together with the proportionate right, title and interest in land underneath of the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building.

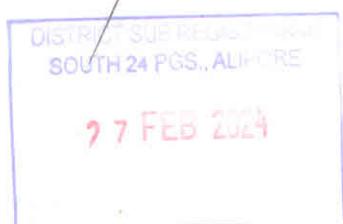
THE 'FOURTH SCHEDULE'
(Common areas and facilities)

ALL THAT the following portions shall be treated as common areas and facilities:

Entrance gate, entrance passage, Lift, Lift loby, boundary wall, stair landing, stair room, overhead water tank, underground water reservoir, septic tank, meter room, pump room, sewerage, drainage, water connection, electric connection of the building, exterior walls of the building, all sanitary and plumbing installations, outside of the building, ultimate roof space etc.

THE 'FIFTH SCHEDULE'
(Construction / Works Specification)

Structure	: R.C.C Framed structure
Brick work	: Brick work with first class Bricks and A grade Ultratech cement mortar.
Plaster	: 12 mm thick inside plaster in cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall
Flooring	: All floors will be finished with Floor tiles.
Window	: Aluminum full glazed sliding steel window.
Doors	: Wooden framed commercial ply flush door duly painted with two coat primer.
Paris	: Super Snow white Plaster of Paris will be given /Putty work.
Kitchen	: Kitchen will have Granite cooking platform to protect the wall. Wall tiles to be provided upto 6 feet height at the kitchen around the platform.
Toilet	: One commode including cistern, shower point, mixture 2 in 1, one wash basin with pillar cock including hot water line. All are concealed.
W.C.	: One commode including cistern and two bibcock.
Plumbing	: Common septic tank, semi underground water reservoir, overhead reservoir pipeline will be provided.
Electrification	: All electric fittings and wire will be use ISI Brand Copper.
Living & Dining	: 4 light points, 2 fan points, 2 Power points 5 Amp & 15 Amp.
Bedroom	: 2 light point, 1 fan point, 1 power point of 5 Amp and 1 A.C point.
Kitchen	: 1 light point, 1 15 Amp power point.
Toilet	: 1 light point, 1 15 Amp Plug point.



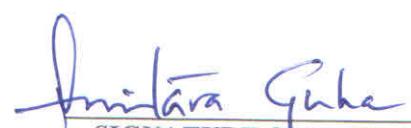
Balcony : 1 light point and one 5 Amp plug point.
 Roof : Roof will be finished with water proofing compound with heat proofing marble crazy finished.

Any matter excluding this specification will be charged extra. One main meter will be given by the Developer.

External pointing of the building will be made at the last phase of the construction of the building.

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their seal and sign on the day month and year first above written.

**SIGNED SEALED AND DELIVERED BY
THE OWNER ABOVENAMED**


 SIGNATURE OF THE OWNER

**SIGNED SEALED AND DELIVERED BY
THE DEVELOPER ABOVENAMED**

T & A DEVELOPERS

Anima Das

Partner

T & A DEVELOPERS

Tarun Das

Partner

Witnesses:

1. *Sudip Mr. Bhaumik.*
Adv.
2. *Shishshendu Dutt.*
Alipore police Court,
Kol-27.

SIGNATURE OF THE DEVELOPER



Drafted by me as per instructions provided by the parties above

Sudip Kumar Bhaumik

Advocate,

City Seasons & Metropolitan Magistrates' Court, Calcutta
Enrolment No. WB/124/2007

LA V DEVELOPERS

Plot No.

Plot No.



DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE

27 FEB 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned the sum of **Rs. 10,00,000/-** (Rupees Ten Lacs) only being the full and entire consideration money as per memo below :-

MEMO

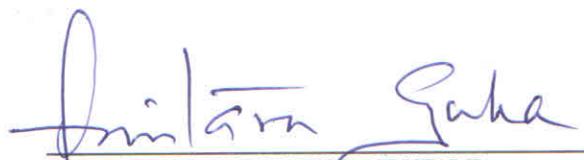
<u>Date</u>	<u>Cheque No./Cash</u>	<u>Bank/ Branch</u>	<u>Amount (Rs)</u>
27/02/24	993971	P. N. B Gold Green Bus.	5,00,000/-
27/02/24	000023	Bank of Baroda Jadavpur Br.	5,00,000/-
Total			10,00,000.00

(Rupees Ten Lacs) only.

WITNESSES:-

1.

2. Shashank Dutta.


Shashank Dutta
SIGNATURE OF THE VENDOR



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 FEB 2024



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JAMITAVA GUHASignature Jamitava Guha

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIMA DAS.....Signature Anima Das.....

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TARA DAS.....Signature Tara Das.....

Thumb

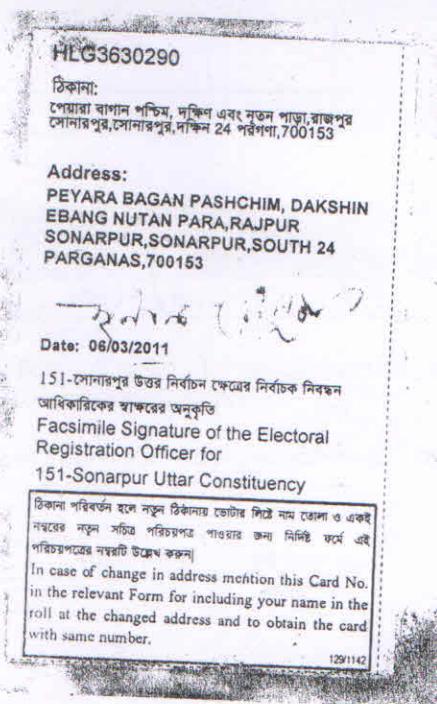
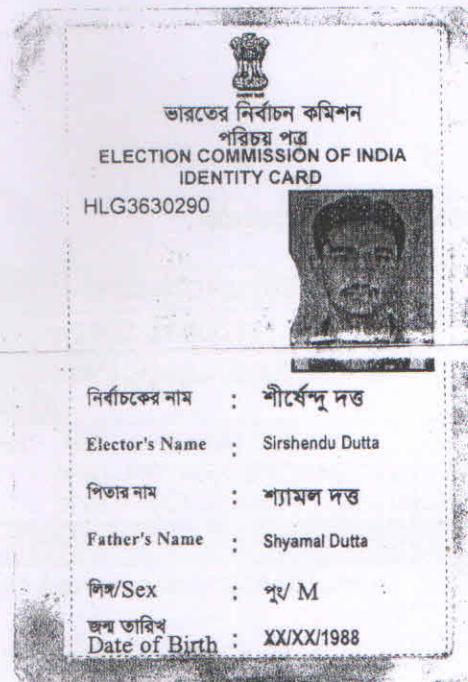
1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature





Major Information of the Deed

Deed No :	I-1603-03163/2024	Date of Registration	27/02/2024
Query No / Year	1603-2000431129/2024	Office where deed is registered	
Query Date	16/02/2024 6:45:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHIRSHENDU DUTTA 450, PEYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9831911012, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,32,03,428/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

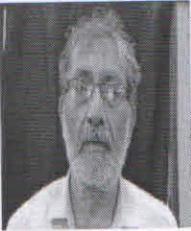
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 15/1A, , Ward No: 096 Pin Code : 700032

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	6 Katha	1/-	1,25,28,428/-	Property is on Road
	Grand Total :			9.9Dec	1 /-	125,28,428 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1000 sq ft	1 /-	6,75,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	AMITAVA GUHA Son of Late PARESH NATH GUHA Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office	 27/02/2024	 Captured LTI 27/02/2024	 27/02/2024
15/1A, IBRAHIMPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxxxx3L, Aadhaar No: 54xxxxxxxxx1371, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				

Developer Details :

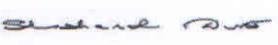
SI No	Name,Address,Photo,Finger print and Signature			
1	T & A DEVELOPER 9/24A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: EDxxxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ANIMA DAS (Presentant) Wife of DIPANKAR DAS Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	 Feb 27 2024 4:47PM	 Captured LTI 27/02/2024	 27/02/2024
9/25, BIJOYGARH, City:- , P.O:- J UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: EDxxxxxxxx4L, Aadhaar No: 83xxxxxxxx8290 Status : Representative, Representative of : T & A DEVELOPER (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	TARA DAS Wife of TAPAN DAS Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	 Feb 27 2024 4:48PM	 Captured LTI 27/02/2024	 27/02/2024

48, RAJA S C MULLICK ROAD, City:- , P.O:- J UNIVERISTY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4L, Aadhaar No: 73xxxxxxxx3152 Status : Representative, Representative of : T & A DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SHIRSHENDU DUTTA Son of SHYAMAL DUTTA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	27/02/2024	27/02/2024	27/02/2024
Identifier Of AMITAVA GUHA, ANIMA DAS, TARA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMITAVA GUHA	T & A DEVELOPER-9.9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	AMITAVA GUHA	T & A DEVELOPER-1000.0000000 Sq Ft

Endorsement For Deed Number : I - 160303163 / 2024

On 27-02-2024

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 15:28 hrs on 27-02-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by ANIMA DAS ,.

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 1,32,03,428/-

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

Execution is admitted on 27/02/2024 by AMITAVA GUHA, Son of Late PARESH NATH GUHA, 15/1A, IBRAHIMPUR ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2024 by ANIMA DAS, PARTNER, T & A DEVELOPER (Partnership Firm), 9/24A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 27-02-2024 by TARA DAS, PARTNER, T & A DEVELOPER (Partnership Firm), 9/24A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2024 12:36PM with Govt. Ref. No: 192023240401305751 on 27-02-2024, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000TTZU9 on 27-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5466, Amount: Rs.100.00/-, Date of Purchase: 16/02/2024, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2024 12:36PM with Govt. Ref. No: 192023240401305751 on 27-02-2024, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000TTZU9 on 27-02-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2024, Page from 75584 to 75605
being No 160303163 for the year 2024.**



Dhara

Digitally signed by Debasish Dhar
Date: 2024.02.28 11:20:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.