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Certified that the document is submitted
to registration. The signature sheet and
the endorsement sheets attached with this
document are the part of this document.

ADD District Sub - Registrar Office
South 24 Parganas

19 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this

the 17th day of November Two Thousand Twenty Two (2022).

BETWEEN

নং- 469

তারিখ 03-11-2022

স্মারক

খরিদদার Masir Ali Hella

সাং- Uttar kumra khali Narandrapur

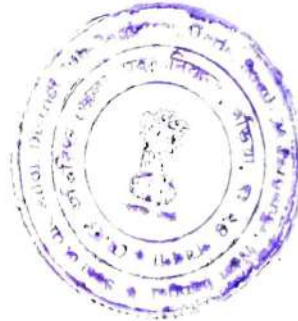
শঙ্কর কুমার সরকার

কল- 700103

স্ট্যাম্প ডেপার

সোনারপুর এ ডি.এস.আর

30/11/2022



P

Schid A. mara

c/o. Late Kamal Uddin mara

Uttar kumra khali

P.O. And P.S. Narandrapur

কল- 700103

Business



7 NOV 2022

SARIFUL ANAM MOLLA, (PAN-BDAPM4675H) (Aadhaar No.801458215906, Ph-9831921323), son of Late Mahabub Ali Molla, occupation-Business, by faith-Muslim, by Nationality-Indian, residing at Dakshin Fartabad, P.O.Garia, P.S.Narendrapur, District-South 24-Parganas, Kolkata-700084, hereinafter called and referred to as the "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE/ FIRST PART.**

AND

NASIR ALI MOLLA, (PAN-BELPM5450C) (Aadhaar No6235 2165 8278, Ph-9681048943), son of Mr. Subid Ali Molla, by faith-Muslim, by Nationality-Indian, by occupation-Business, residing at Uttar Kumrakhali, P.O.& P.S.Narendrapur, Kolkata-700103, District-South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representative and assigns) of the **OTHER PART/SECOND PARTY..**

WHEREAS the Owner/First Party is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 4 Cottahs 3 Chattaks 34.2Sq.ft equivalent to more or less 7 decimals along with 100 sq.ft. thatch standing thereon situated and lying at Mouza-Kumrakhali, J.L. No.48, Pargana-Medanmolla, R.S.No.131, Touzi No.255. P.S. Narendrapur, A.D.S.R.office at Garia, comprising in R.S. Dag No. 1514, L.R.Dag No.1593, appertaining to R.S.Khatian No.74 L.R. Khatian No.3045, Holding No.306 Kumrakhali-3, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur District-South 24-Parganas, Kolkata-700103(hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by RED border..

AND WHEREAS One Mahabub Ali Molla, son of Ahadat Ali Molla was seized and possessed of or other wise well and sufficiently entitled to all that land measuring 7 decimals in R.S.Dag No.1514 of R.S.Khatian No.74 of Kumrakhali Mouza, J.L.No.48, as per coloum 23 of Revisional Settlement records of rights and enjoying every rights title and interest over the

foreclosed property with




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aforesaid property without interruption, claim and demand whatsoever

AND WHEREAS the said Mahabub Ali Molla died intestate leaving behind him Riakat Anam Molla and Sariful Anam Molla as his sole legal heirs and successors and each having undivided 1/2th share of property of the Late Mahabub Ali Molla.

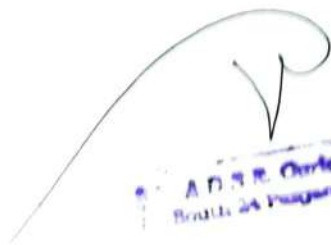
AND WHEREAS by virtue of inheritance, the said Riakat Anam Molla transferred his undivided share i.e. 3.5 decimals out of 7 decimals of land of R.S.Dag No. 1514 of Kumrakhali Mouza, J.L.No.48 on 19/08/2014 to his brother, SARIFUL ANAM MOLLA,(Owner herein) by a registered deed of gift deed, registered at Sonarpur A.D.S.R.office and recorded in Book No.1, C.D. Volume No. 18, Pages-5121 to 5131, being No.08918 for the year 2014.

AND WHEREAS by virtue of inheritance and also gift, the said SARIFUL ANAM MOLLA(Owner herein) became the absolute owner of the land measuring more or less 4 Cottahs 3 Chattaks 34.2 sq.ft. equivalent to more or less 7 decimals and also he got the property recorded in his name in L.R.Records of rights, vide L.R.Khatian No.3045 and also aforesaid property duly assessment records of Rajpur Sonarpur Municipality, being known and numbered as 306 Kumrakhali-3, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700 103 (hereinafter called and referred to as the SAID PREMISES) .and paid the relevant taxes upto date.

AND WHEREAS thus the said Owner/First Party became the absolute owner of the bastu land measuring more or less 4 cotthas 3 Chattaks 34.2 sq.ft. equivalent to more or less 7 decimals along with 100 sq.ft. thatch standing thereon situated and lying at Mouza-Kumrakhali, J.L. No.48, Pargana-Medanmolla, R.S.No. 131, Touzi No.255. P.S. Narendrapur, A.D.S.R.office at Garia, comprising in R.S. Dag No. 1514, L.R.Dag No.1593, appertaining to R.S.Khatian No.74 L.R. Khatian No.3045, Holding No.306 Kumrakhali-3, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur District-South 24-Parganas, Kolkata-700103(hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by RED border..

AND WHEREAS the the said owner is desirous of developing the said premises by constructing a multi-storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur-Sonarpur




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South 24 Parganas

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Municipality.

AND WHEREAS the aforesaid representation of the Owner First party and subject to verification of title of the owner concerning the said Premises, the Developer second party has agreed to develop the said Premises in the terms and conditions hereinafter appearing :

NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT as follows :-

ARTICLE- I

(DEFINITION)

1. **OWNERS** shall mean and include the above named person and his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**.
2. **DEVELOPER** shall mean and include the above name Nasir Ali Molla and his heirs, executors, administrators, legal representatives and assigns described as the **SECOND PART**.
3. **ADVOCATE** shall mean and include Advocates whom the Developer may from time to time appoint as the Advocates for the project.
4. **ARCHITECTS** shall mean and include such architect or firm of architects whom the Developer may, from time to time appoint as the Architects for the new building or buildings.
5. **PREMISES** shall mean and include all that piece and parcel of the bastu land measuring more or less 4 cotthas 3 Chattaks 34.2 sq.ft. equivalent to more or less 7 decimals along with 100 sq.ft. thatch standing thereon situated and lying at Mouza-Kumrakhali, J.L. No.48, Pargana-Medanmolla, R.S.No.131, Touzi No.255. P.S. Narendrapur, A.D.S.R.office at Garia, comprising in R.S. Dag No. 1514, L.R.Dag No.1593, appertaining to R.S.Khatian No.74 L.R. Khatian No.3045, Holding No.306 Kumrakhali-3, Ward No.27 of Rajpur-Sonarpur Municipality, P.S. Sonarpur District-South 24-Parganas, Kolkata-700103 fully described in the First Schedule hereunder written
6. **NEW BUILDING** shall mean and include the (G+III) storied building to be constructed in the said Property as per the sanctioned building Plan or Plans to be sanctioned by Rajpur-Sonarpur Municipality at the cost of the **DEVELOPER**.
7. **UNIT** shall mean and include the flats , shop , Godown and Garages and or spaces in

the building
by



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the building intended to be built and/or constructed in the said premises to be occupied by the Flat Owners including Owners herein.

8. **COMMON FACILITIES** : shall mean and include stair-cases, Lift, common passages, open spaces, water supply system, water, water pump and motor, septic tank, Electric lines, Land, Boundary walls, roof, main gate of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the Schedule 'D' herein below.

9. **THE SANCTIONED PLAN** would mean Plan of the new building to be sanctioned by Rajpur-Sonarpur Municipality and/or any other such competent authorities as the case may be, including all its additions alterations and amendments.

10. **SINGULAR** shall mean and includes the plural and vice-versa.

11. **MASCULINE** shall include the feminine and vice-versa.

12. **OWNERS' ALLOCATION** shall mean 50%(Fifty Percent) of sale proceed of total FAR in each floor of New Constructed building including the common part and common serve area including with common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be constructed as per specification morefully and particularly mentioned and described in the annexure A fully described in the Second Schedule hereunder written. If any excess or less areas to be provided either to the landowner or to the Developer due to distribution in accordance with Building plan, ^{a new supplementary Development Agreement will be executed} the same areas shall be adjusted by the other side by way of cash or providing more FAR to the Developer.

13. **DEVELOPER'S ALLOCATION** shall mean and include the Developer shall be entitled to 50%(Fifty Percent) of the sale proceeds of total F.A.R. in each floor including the common part and common serve area including with common facilities and amenities of the total constructed area in the building to be constructed on the said premises except Owners' allocation which is to be constructed as per Specification morefully and particularly mentioned and described in the annexure A and also developer allocation fully described in the third Schedule hereunder written. If any excess or less areas to be

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provided either to the landowner or to the Developer due to distribution in accordance
with Building plan, *a new supplementary agreement will be executed.*
the same shall be adhered to by both parties.

14. **SUBMISSION OF THE DOCUMENTS** : At the time of agreement all the original deeds, tax receipt, documents, heirs certificate and all other related necessary papers in original shall be submitted by the owners to the Developer and against this submission the Developer shall issue a proper receipt to the Land Owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of developer's allocation and all other allied jobs. The same will be returned to the Owner after completion of the jobs/work and sale of all flats and others of Developer Allocation.
15. **SALEABLE SPACE** shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation.
16. **FORCE MAJURE** shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out any Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.
17. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other mean adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
18. **TRANSFeree** shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

ARTICLE- II COMMENCEMENT

The agreement shall deemed to have commenced with effect from the date of signing this agreement ..

ARTICLE- III OWNERS' RIGHTS & REPRESENTATIONS

1. The **OWNER** is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

No other person
and in




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2. No other persons that the Owners have any claims, right, title and/or demand over and in respect of the said Property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.
4. The **DEVELOPER** as well as the **OWNER** shall collect individual clearance Income Tax if required in respect of their individual allocation. and also a supplementary agreement both parties for demarcation after sanctioned building plan.
5. The said Owner and Developer executed a supplementary agreement for demarcation of Owner's allocation and Developer allocation after sanctioned building plan.

ARTICLE- IV PROCEDURE

1. **DEVELOPER** will get the said property measured and surveyed on behalf of the Owners and will pay all the necessary expenses.
2. The **OWNER** shall deliver the entire holding after sanctioned the building plan of the proposed building at the said premises to the **DEVELOPER** who shall erect the proposed building in the said holding/premises.
3. Some taxes may be dues for the said Property to Rajpur-Sonarpur Municipality and/or other concerned authorities. These amount of due taxes will be paid by the **OWNER**.
4. The **DEVELOPER** shall take the sanction the building plan in connection with the said property as described in the First hereunder written.
5. After execution of this agreement the **DEVELOPER** shall take proper steps for the sanctioning the building plan in respect of the proposed project.
7. **DEVELOPER** will prepare all necessary documents, architectural Plan, structural design etc. and will submit the Plan in the name of the Owners before Rajpur-Sonarpur Municipality and for the same the **OWNER** shall give full Co-operation to the **DEVELOPER** without raising any objection.
8. The **DEVELOPER** hereby undertake to construct and complete the new building at the said premises within a period of 18 (Eighteen) months to be calculated from the date of obtaining the sanctioned Plan to be sanctioned from Rajpur Sonarpur Municipality as well

as from the date of taking over
the later If any unper
Contract




A. N. R. Gupta
SECRETARY

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as from the date of taking over vacant possession in the said premises whichever shall be the later. If any uneven situation will arise for construction the time for Performance of the Contract shall be extended upto six months (hereinafter called the GRACE PERIOD) . However that in case of revised sanctioned, the time required for revision shall be added.

9. At the time of construction of the new building the **DEVELOPER** can enter into an Agreement for sell or any kind of transfer rent or in any way deal with **DEVELOPER'S ALLOCATION** with any Third Party or Parties as absolute Ownership thereof, the **OWNERS** shall not interfere.
10. From the date of taking over possession of the **OWNER'S ALLOCATION**, the **OWNER** shall pay the proportionate share of maintenance and taxes on their allocation as mentioned in the Second Schedule below.

ARTICLE- V DEVELOPER'S RIGHT

1. The **OWNER** hereby grant, subject to what have been hereunder provided, exclusive right to the **DEVELOPER** to construct the proposed building in the said premises and the **DEVELOPER** shall erect the new building thereon in accordance with the building Plan to be sanctioned by Rajpur-Sonarpur Municipality at its cost.
2. The **DEVELOPER** will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said Premises.
3. The **OWNER** shall give the **DEVELOPER** so mentioned other than exclusive licence to the **DEVELOPER** to commercially exploit the same in terms hereof and to deal with the **DEVELOPER'S ALLOCATION** in the new building in the manner hereinafter stated. The **DEVELOPER** can enter into an agreement for Sale, transfer, lease rent handover possession of or in any way deal with **DEVELOPER'S ALLOCATION** excluding the **OWNER'S ALLOCATION** and right as stated herein above in full. However, the **OWNER** will be bound to sign as Confirming Party of the aforesaid agreement for Sale, transfer, lease rent between the **DEVELOPER** and any Third Party if required.
4. The **DEVELOPER** shall be exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever




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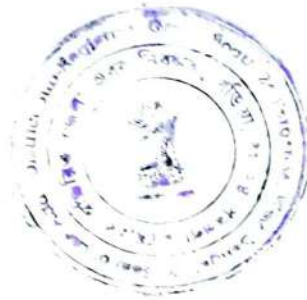
of the Owner and the **OWNER** shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S ALLOCATION**.

5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The such building materials shall be standard one. However, the **OWNER** shall have the right of inspection the project from time to time if required and shall give suggestion to the Developer.
6. The Owner will give all the original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the Developer and the Developer shall also return all the documents/papers to the Owner after completion the construction work.

ARTICLE- VI CONSIDERATION

1. The **OWNER** have agreed to permit the **DEVELOPER** to exploit commercially the said property being Holding No.306 Kumrakhli-3 and to construct and erected new building on the such land in accordance with the Building Plan to be sanctioned by Rajpur-Sonarpur Municipality.
 - a) The **DEVELOPER** will prepare all necessary documents, Architectural Plan Structural design etc. and will bear all expenses for the above purpose.
 - b) The **DEVELOPER** will submit the Plan in the names of the **OWNERS** before Rajpur-Sonarpur Municipality and obtain sanction from Rajpur-Sonarpur Municipality and will bear all expenses for the above purpose.
 - c) The **DEVELOPER** shall erect, construct and complete the new building and shall provide the **OWNER'S ALLOCATION** to the **OWNER** and all costs, charges and expenses shall be paid, borne and discharged by the **DEVELOPER** for the construction.
 - d) The **DEVELOPER** hereby undertake to construct and complete the new building at the said premises within a period of 18 (Eighteen) months to be calculated from the date of obtaining the sanctioned Plan to be sanctioned from Rajpur Sonarpur Municipality as well as from the date of taking over vacant possession in the said premises whichever shall be the later. If any uneven situation will arise for construction the time for Performance of the

Contract shall be extended
As soon as the new business
notice to




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South 24 Highway

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Contract shall be extended upto six months (hereinafter called the GRACE PERIOD)

- e) As soon as the new building shall be completed the **DEVELOPER** shall give written notice to the Owner for taking the vacant possession of the **OWNER'S ALLOCATION** in the new building as within mentioned and the **OWNERS** shall then take the possession in the said allocation of the **OWNER** and since the date of receiving the such notice the **OWNER** shall pay the proportionate taxes and maintenance cost for their allocation.

ARTICLE- VII OWNERS' INDEMNITY

1. **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The **OWNER** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities including, legal, social, civil, criminals in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with the said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.
3. The **OWNER** hereby agree and covenant with the **DEVELOPER** not to cause any interference or hindrance in the construction of the said new building at the said Property by the Developer.
4. The **OWNER** hereby agree and covenant with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/ or disposing of any of the Developer allocated portion in the building after completion of the new building.

ARTICLE- VIII DEVELOPER INDEMNITY

1. The **DEVELOPER** hereby undertake to keep the Owners indemnified against all third Party claims and actions arising out of any sort of act or commission of the **DEVELOPER** in or relative to the construction of the said new building.

The DEVELOPER shall on or
possession together
commence



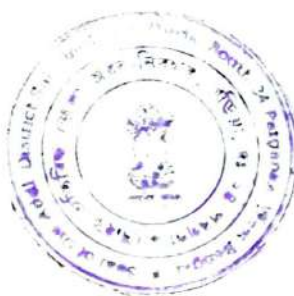

A.D.R. Gupta
South 24 Parganas
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2. The **DEVELOPER** shall on completion of the new building put the **OWNER** in undisputed possession together with all rights therein including proportionate rights in common to the common portion.

ARTICLE- IX MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the new building by the **DEVELOPER** various deeds, matters and things herein specified may be required to be done by the **DEVELOPER** and for which the **DEVELOPER** may need the authority of the Owners and various applications and other documents may be required to be signed or made by the **OWNER**, the **OWNER** hereby undertake to do all such acts, deed, matters and things that may be reasonably required to be done in the matter of proposed construction and the **OWNER** shall sign and execute all such additions, applications, power of attorney and/or authorisation and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the **OWNER** shall hand over all original title deed, paid up tax bill etc., to the **DEVELOPER**, immediate after completion of registration of all flat etc. on **DEVELOPER ALLOCATION** the same shall be handed over to the **OWNER** by the **DEVELOPER**.
2. The **OWNER** herein empower the **DEVELOPER** to facilitate the construction work and also sell and transfer of all kinds of **DEVELOPER ALLOCATION** at the said Premises and by virtue of registered Power of Attorney which shall remain in force till the completion of project as well as completion of registration of **DEVELOPER ALLOCATION** the **DEVELOPER** shall sell or transfer their allocation to the intending Purchasers or in favour of their nominated persons and shall do all the acts for Rajpur Sonarpur Municipality such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water, electricity connection in the said holding on behalf of the **OWNERS** and execute all papers, deeds, plans etc., and the **DEVELOPER** shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and Power to be executed by the **OWNER** in favour of the **DEVELOPER**.
3. The Parties hereto shall not be considered to be liable for any obligations hereunder to the

extent that the performance
force majeure



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South 24 Parganas

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extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

4. The **OWNER** shall give full co-operation to the **DEVELOPER** for smooth running of the project in connection with the property.
6. The **OWNER** hereby undertake that the **DEVELOPER** shall be entitled to the said construction and shall enjoy their space without interference or disturbances, provided the **DEVELOPER** perform and fulfil and all the terms and conditions herein contained and on their part to be observed and performed and it is decided by both the parties and it is also decided that this project shall be registered under Section 3 of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 if required.
7. The **DEVELOPER** shall sell their Allocation to the intending Purchaser(s)) as described in the Schedule 'D' hereunder written alongwith common services as described in the Third Schedule hereunder written and the **DEVELOPER** shall have right to take full or part consideration sum against their Allocation as within mentioned on which the **OWNER** shall not claim or demand.
8. The **DEVELOPER** shall erect the building as per specification as mentioned herein together with standard quality materials and at the time of construction and the **OWNER** shall give full Co-operation to the **DEVELOPER** and as per **DEVELOPER** necessities the **OWNER** shall put their necessary signature and execute all the documents declarations and deeds to be required for the sanctioning the Building Plan in connection with the Property without raising any objection.
9. That during the stipulated period if the **OWNER** dies their legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh Development Power of Attorney shall have to be executed by the legal heirs of the present **OWNERS** if required in favour of the **DEVELOPER** as and when they shall be informed; on the contrary if the proprietor/Developer dies during the stipulated period as within mentioned, the legal heirs of the proprietor/Developer shall remain liable to

complete the proposed cons
this agreement
10. Both the n




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South 24 Parganas

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complete the proposed construction and shall also abide by the terms and conditions of this agreement.

10. Both the parties agreed that first floor commercial sanctioned fees and installation of transformer's fees bears both the parties equally/or proportionately

JURISDICTION : All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land and Property)

ALL THAT piece and parcel of Bastu land measuring more or less 4 cotthas 3 Chattaks 34.2 sq.ft. equivalent to more or less 7 decimals along with 100 sq. ft. thatch standing thereon situated and lying at Mouza-Kumrakhali, J.L. No.48, Pargana-Medanmolla, R.S.No. 131, Touzi No.255, P.S. Narendrapur, A.D.S.R.office at Garia, comprising in R.S. Dag No. 1514, L.R. Dag No.1593, appertaining to R.S.Khatian No.74 L.R. Khatian No.3045, Holding No.306 Kumrakhali-3, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur District-South 24-Parganas, Kolkata-700103 which is shown in map or plan annexed hereto by RED border

BUTTED AND BOUNDED

On the North	:	R.S.Dag No.1516
On the South	:	R.S.Dag No.1513
On the East	:	R.S.Dag Nos.1515 & 1510
On the West	:	N.S.C.Bose Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

THE OWNER gets **50%(Fifty Percent)** of the sale proceeds in each floor of total **FAR of New Constructed building** including the common part and common service area including with common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be constructed as per specification A If any excess

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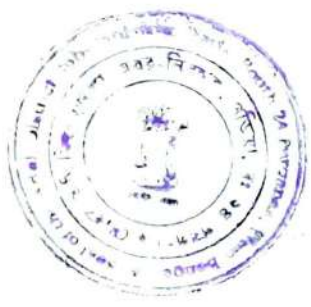
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or less areas to be provided either
in accordance with Building plan, the
as per the plan, the

for




A.D.S.R. Chaitanya
Section 24 Proponent

7 NOV 2024

or less areas to be provided either to the landowner or to the Developer due to distribution in accordance with Building plan. *a new supplementary development agreement will be executed*

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

THE DEVELOPER shall get 50%(Fifty Percent) of the sale proceeds of total F.A.R. in each floor including the common part and common service area including with common facilities and amenities of the total constructed area in the building to be constructed on the said premises except Owner's allocation which is to be constructed as per Specification and described in the annexure A. If any excess or less areas to be provided either to the landowner or to the Developer due to distribution in accordance with Building plan, *a new supplementary development agreement will be executed*

THE SCHEDULE "D" ABOVE REFERRED TO

(Common rights and facilities)

Pump and motor, Stair-case, Lift common passage, mummy roof, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, care-taker room, Lift and toilet and also the Ground floor stair case shall be enjoyed by the **OWNER** and also the intending Purchasers to whom the **DEVELOPER** shall sell the proposed construction.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, Lift, repairing of building, litigation, expenses, charge of sweeper and durwan etc(Be it clearly noted transformer and Lift installation cost bears both the Owner and Developer equally).

INWITEN 11/11/2022




ADAR Cárdena
Secretaría de Organización

17 NOV 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature and seal on this day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of:

WITNESSES :-

- 1). *Sahid Ali Malla .*
Uttar Kumra Khali
P.S. Sonarpur
- 2) *Naren Drapur*
Kol- 700103

- Siraj Ali Malla .
Uttar Kumra Khali
PO + P.S. Narendrapur
Kol- 700103

Sarifuddin Mulla
OWNER'S SIGNATURE

Nasir Ali Mulla

DEVELOPER'S SIGNATURE

Drafted and prepared by me :-

Tarun Kanti Chakrabarti
(TARUN KANTI CHAKRABARTI)

Printed by :-

Chakrabarti
Sonarpur A.D.S.R.office

Advocate, F.No.853/95

Baruipur Civil Court ,Kolkata-700144..



A handwritten signature in black ink, consisting of a large, stylized 'V' shape with a long horizontal stroke extending to the left.

A.D.S.R. Chaita
South 24 Parganas

[T 7 NOV 2021

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE Sonilul Molla

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME NASIR ALI MOLLA SIGNATURE Nasir Ali Molla

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

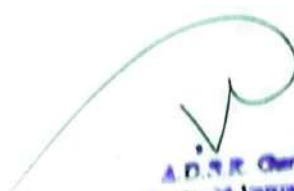


Direct

GRN Details

G.R.N.
G.R.N. Date:
G.R.N.




A.D.R. Office
South 24 Bangalore

7 NOV 2022

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



192022230176167751

GRN Details

GRN:	192022230176167751	Payment Mode:	Online Payment
GRN Date:	16/11/2022 12:50:47	Bank/Gateway:	Punjab National Bank
BRN :	406852838	BRN Date:	16/11/2022 12:51:36
GRIPS Payment ID:	161120222017616774	Payment Init. Date:	16/11/2022 12:50:47
Payment Status:	Successful	Payment Ref. No:	2003139498/2/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	NASIR ALI MOLLA
Address:	Uttar Kumrakhali
Mobile:	9830949694
Contact No:	9831595331
Depositor Status:	Deed Writer
Query No:	2003139498
Applicant's Name:	Mr Tarun Kanti Chakrabarti
Identification No:	2003139498/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	16/11/2022
Period To (dd/mm/yyyy):	16/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003139498/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2003139498/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



161120222017616774

GRIPS Payment Detail

GRIPS Payment ID:	161120222017616774	Payment Init. Date:	16/11/2022 12:50:47
Total Amount:	15041	No of GRN:	1
Bank/Gateway:	Punjab National Bank	Payment Mode:	Online Payment
BRN:	406852838	BRN Date:	16/11/2022 12:51:36
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: NASIR ALI MOLLA
Mobile: 9830949694

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230176167751	Directorate of Registration & Stamp Revenue	15041
Total			15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

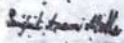
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



ipt



2.5.0.471

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SARIFUL ANAM MOLLA MAHABUB ALI MOLLA 06/12/1974		
Permanent Account Number BDAPM4675H		
 Signature		

Sariful Anam Molla

भारत सरकार

GOVERNMENT OF INDIA

सरिफुल आनाम मोल्ला

SARIFUL ANAM MOLLA

जन्मतिथि/ DOB: 06/12/1974

पुरुष / MALE



8014 5821 5906

आमार आक्षर, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O: माहबुब आली मोल्ला,
दक्षिण खरताबाद, राजपुर
सेनारपुर (एम), दक्षिण २४
पारगना,
पश्चिम बङ्ग - 700084

Address:

S/O: Mahabub Ali Molla, DAKSHIN
FARTABAD, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700084

8014 5821 5906

MEERA AADHAAR, MERI PEHACHAN

Sariful Anam Molla

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NASIR ALI MOLLA

SUBID ALI MOLLA

25/07/1992

Permanent Account Number

BELPM5450C

Nasir Ali Molla

Signature

Nasir Ali Molla



ভারত সরকার

Government of India

Enrollment No 1447/12381/26604

To
নাসির আলি মোল্লা
Nasir Ali Molla
S/O Subid Ali Molla
UTTAR KUMRAKHALI
Raipur Sonarpur(M)
Narendrapur
Sonarpur South 24 Parganas
West Bengal 700103
9163969666

36350254



MD363502545FH



আপনার সংখ্যা / Your Number No. :

6235 2165 8278

আমার নাম, আমার পরিচয়



ভারত সরকার
Government of India

নাসির আলি মোল্লা
Nasir Ali Molla
জন্মতারিখ / DOB : 25/07/1992
পুরুষ / Male



6235 2165 8278

আমার নাম, আমার পরিচয়

Nasir Ali Molla



সহিত সরকার
Government of India



সহিত আলি মোল্লা
Sahid Ali Molla

জন্ম তারিখ/DOB: 12/05/1958
লিঙ্গ / Male



4805 9265 5186

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: /: কামাল আলি মোল্লা
উত্তর কুমড়াখালি
রাজপুর সোনারপুর (এম), নরেন্দ্রপুর
দক্ষিণ ২৪ পরগানা, পশ্চিম বঙ্গ,

সহিত সরকার
Udai Identification Authority of India

Address: S/O: Kamal Ali
Molla, UTTAR
KUMRAKHALI, Rajpur
Sonarpur(M), Narendrapur,
South 24 Parganas, West
Bengal, 700103

4805 9265 5186

1947
1800 300 1947

help@udai.gov.in

www
www.udai.gov.in

Sahid Ali Molla.

P.n. 8100337090

Major Information of the Deed

Transaction No.	I-1629-06547/2022	Date of Registration	17/11/2022
Year	1629-2003139498/2022	Office where deed is registered	
Date	03/11/2022 9:04:33 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, 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. 1,05,000/-	Rs. 1,04,95,121/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (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 :

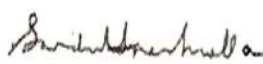
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N.S. Road, Mouza: Kumrakhali, , Ward No: 27, Holding No:306 JI No: 48, Pin Code : 700103

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Kumbhghata, K							
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Structure Details :

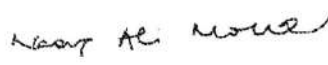
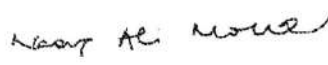
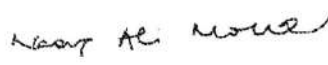
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	5,000/-	13,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	5,000 /-	13,500 /-	

Details :
Name, Address, Photo, Finger print and Signature

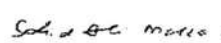
Name	Photo	Finger Print	Signature
Sariful Anam Molla (Presentant) Son of Mr Mahabub Ali Molla Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office			
	17/11/2022	LTI 17/11/2022	17/11/2022

Dakshin Fartabad, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxxx5h, Aadhaar No: 80xxxxxxx5906, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nasir Ali Molla Son of Mr Subid Ali Molla Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>17/11/2022</td> <td>LTI 17/11/2022</td> <td>17/11/2022</td> </tr> </tbody> </table> Son of Mr Subid Ali Molla Uttar Kumrakhali, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bexxxxxx0c, Aadhaar No: 62xxxxxxx8278, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Nasir Ali Molla Son of Mr Subid Ali Molla Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office					17/11/2022	LTI 17/11/2022	17/11/2022
Name	Photo	Finger Print	Signature										
Mr Nasir Ali Molla Son of Mr Subid Ali Molla Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office													
	17/11/2022	LTI 17/11/2022	17/11/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subid Ali Molla Son of Late Kamaluddin Molla Uttar Kumrakhali, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103			
	17/11/2022	17/11/2022	17/11/2022

Identifier Of Sariful Anam Molla, Mr Nasir Ali Molla

Property for L1	To. with area (Name-Area)
Anam Molla	Mr Nasir Ali Molla-6.98775 Dec
Property for S1	To. with area (Name-Area)
Sanful Anam Molla	Mr Nasir Ali Molla-100.00000000 Sq Ft

Admissibility(Rule 43,W.B. Registration Rules 1962)
under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.
(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
for registration at 11:27 hrs on 17-11-2022, at the Office of the A.D.S.R. GARIA by Sariful Anam Molla
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
1,04,95,121/-

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

Execution is admitted on 17/11/2022 by 1. Sariful Anam Molla, Son of Mr Mahabub Ali Molla, Dakshin Fartabad, P.S.Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 2. Mr Nasir Ali Molla, Son of Mr Subid Ali Molla, Uttar Kumrakhali, P.S.Narendrapur, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Business

Indetified by Mr Subid Ali Molla, , Son of Late Kamaluddin Molla, Uttar Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, 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 16/11/2022 12:51PM with Govt. Ref. No: 192022230176167751 on 16-11-2022, Amount Rs: 21/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 406852838 on 16-11-2022, 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 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 469, Amount: Rs.5,000.00/-, Date of Purchase: 03/11/2022, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2022 12:51PM with Govt. Ref. No: 192022230176167751 on 16-11-2022, Amount Rs: 15,020/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 406852838 on 16-11-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 197058 to 197081
being No 162906547 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.11.29 10:47:44 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/11/29 10:47:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)