

13212/2024

2-12862/2024

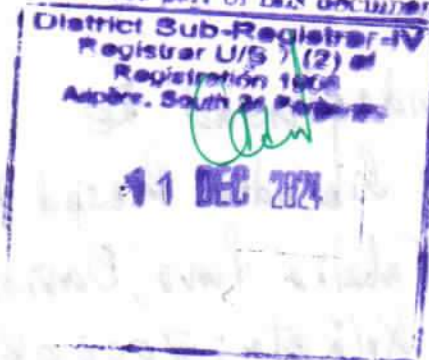


পশ্চিমবঙ্গ, পশ্চিম বঙ্গাল WEST BENGAL

02AC 513237

11/12/2024.
Q-2002887263/2024

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



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 11th day of December, 2024 (Two Thousand Twenty Four) ;


BETWEEN

10 DEC 2024

SL No. 1757 Date

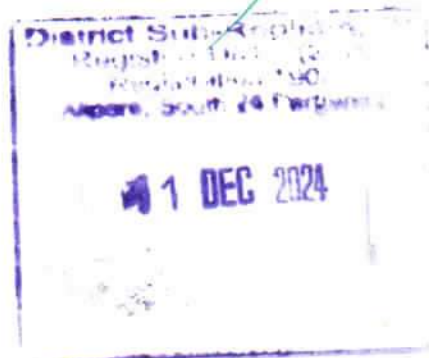
Name B. C. LAHIRI, Advocate
Alipore Judge Court
Kolkata-700 027

Address

Vendor Sig. 

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

Gobindaprasad De
s/o Late Bibendra Prasad De
P81, Nabalia Lane, Barisha
Kolkata: 700008
Retired govt. Officer



SMT. ARPANA DE (PAN-ACEPC8249H, Aadhaar No.822598942404), wife of Sri Gobinda Prasad De, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at P-31, Govt. Scheme- II, Nabaliapara Barisha, P.O.- Barisha, P.S.- Haridevpur, Kolkata- 700008, hereinafter called and referred to as “ **LAND OWNER / FIRST PARTY**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by



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

11 DEC 2024

faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R, AADHAAR No.461504396835)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 17/11/2024 hereinafter referred to as the “**DEVELOPER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and assigns) of the **OTHER PART.**

WHEREAS one “Ashrama Praktan Chhatra Sangha” a body corporated registered under Act XXI of 1860 having its registered office at Narendrapur, P.S.- Sonarpur, District- South 24 Parganas purchased **ALL THAT** a piece and parcel of land bearing Plot No. 325, measuring 5 Cottahs 2 Chittaks more or less along with other landed property, lying and situated at Mouza -Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 ,134, 135 under Khatian Nos. 18 , 3, 105, 82, presently within the Rajpur-Sonarpur



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

91 DEC 2024

Municipality, Ward No. 08, under Police Station - Sonarpur, District - South 24 Parganas by separate Deeds of Sale on different dates free from all encumbrances. Thereafter said **"ASHRAMA PRAKTAN CHHATRA SANGHA"** developed the said entire landed property for residential purposes and had been divided into different plots.

AND WHEREAS one Rani De (now deceased), wife of Sarada Prasad De of R. K. Mission Ashrama, Qt. No. 12, P.O. - Narendrapur, District - South 24 Parganas purchased the said **ALL THAT** a piece and parcel of land bearing **Plot No. 325**, measuring **5 Cottahs 2 Chittaks** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131, 134, 135 under Khatian Nos. 18, 3, 105, 82, presently within the Rajpur-Sonarpur Municipality, Ward No. 08 under Police Station - Sonarpur, District - South 24 Parganas from said **"ASHRAMA PRAKTAN CHHATRA SANGHA"** by virtue of a registered INDENTURE which was duly registered at the Office of Sub-Registrar Sonarpur and recorded at Book No. I, Volume No. 19, Page 164 to 167, Being No. 1190 for the year 1969.

AND WHEREAS said Rani De duly mutated her name in the office of B.L. & L.R.O. being L.R. Khatian No. 439, L.R. Dag No. 253 and also mutated her name Rajpur - Sonarpur Municipality, being Holding No. 652, Ward No. 8, and seized and possessed the said land by constructing a single storied house having a total area 750 Sq.ft. more or less upon her said land and while she was possessing and enjoying the same, she died on



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

91 DEC 2024

07.04.1997 intestate leaving behind her one son namely Subrata De (now deceased), three daughters namely Maitri De (now deceased), Bharati De (now deceased) and Gayatri De as her only legal heirs and successors to inherit the same.

AND WHEREAS after demise of said Rani De, said Subrata De, Maitri De, Bharati De and Gayatri De became the joint owners of the said property as per the Hindu Succession Act, 1956 and while they were enjoying the same, said Bharati De, Maitrai De and Subrata De all died on 12.4.1997, 18.10.2000 & 08.10.2006 as spinsters and bachelor respectively leaving behind their sister namely GAYATRI DE as their only legal heir and successors.

AND WHEREAS thus the said GAYATRI DE became the sole and absolute owner of **ALL THAT** a piece and parcel of land bearing Plot No. 325, measuring **5 Cottahs 2 Chittaks** more or less together with old dilapidated one storied house having a total area **750 Sq.ft.** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131, 134, 135 under Khatian Nos. 18, 3, 105, 82, L.R. Khatian No. 439, presently -within the Rajpur-Sonarapur Municipality, Ward No.08, under Police Station - Sonarpur, District - South 24 Parganas as per the HINDU SUCCESSION ACT 1956 and since then the said GAYATRI DE had been possessing and enjoying the said property by paying the relevant taxes to the appropriate authority concerned free from all encumbrances.



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

91 DEC 2024

AND WHEREAS by a Deed of Gift dated 16th day of December, 2008 said Gayatri De gifted and transferred **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less together with old dilapidated one storied house having a total area **750 Sft.** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 & 105, 82, under Khatian Nos. 18 & 3, 105, 83, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the Western side adjacent to the said property unto and in favour of Smt. Arpana De, the land owner herein. The said Deed of Gift has been duly registered before D.S.R.-IV, South 24 Parganas and recorded in Book No.I, CD Volume No. 3, pages from 2307 to 2324, being No. 00721 for the year 2011.

AND WHEREAS by virtue of the aforesaid Deed of Gift, the said Smt. Arpana De, the land owner herein become the sole and absolute owner of bastu land bearing Plot No. 325, measuring 5 Cottahs 2 Chittacks more or less together with old dilapidated one storied house having a total area 750 Sft. more or less and thereafter demolished 650 sq.ft. structure out of 750 sq.ft. structure and since then the vendors herein seized and possessed **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130,



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

91 DEC 2024

131 & 105, 82, under Khatian Nos. 18 & 3, 105, 83, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property and enjoying the same free from all encumbrances by paying rent and taxes thereof.

AND WHEREAS some typographical mistake is found in the said Deed of Gift dated 16th day of December, 2008 and for rectification the said mistake, the legal heirs of Gayatri De namely (1) Sri Gobinda Prasad De (2) Smt. Geeti Kar, as Declarant no.1 and Smt. Arpana De, as Declarant no.2 jointly executed a Deed of Declaration dated 31.07.2024 and registered in the office of D.S.R.-III, Alipore, South 24 Parganas, and recorded in Book No. IV, being No. 554 for the year 2024 and they declare that Dag no. 130, 131 & 105, 82 should be read as "Dag no. 130, 131 & 134, 135 AND Khatian no. 18 & 3, 105, 83" should be read as "Khatian no. 18 & 3, 105, 82 in the said Deed of Gift and attached plan.

AND WHEREAS now the land owner herein is seized and possessed **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian



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

91 DEC 2024

no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarapur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property, more fully described in the Schedule "A" hereunder.

AND WHEREAS Owner herein the **First Party / LAND OWNER** has represented that she is desirous of developing the land for construction of a G + IV storied Residential cum Commercial building but are at present due to short of funds to initiate the process of doing the same. The First Party stated inter alia that they are desirous of constructing the above said building for her own residential purpose but do not possess the financial means to do the same. The Owner is now desirous that the said land be developed by constructing a residential cum Commercial Building thereon by the Developer in accordance with the Plan and to which the Developer has agreed to develop the same on the terms and conditions hereinafter appearing.

AND WHEREAS the **SECOND PARTY / DEVELOPER** is a reputed Developer of Ownership buildings / flat / apartment, etc. and is interested in developing the land Owner land and constructing a G+IV storied Residential cum Commercial building thereon with the objective to sell off the Developer's allocation of the proposed building according to ratio after satisfying or giving possession to the **LAND OWNER** according to their allocation in the proposed building.



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

91 DEC 2024

AND WHEREAS acting on the basis of the above representation made by the both the parties, it has now been mutually agreed by and between the parties hereto that the Second Party / **DEVELOPER** shall at his own cost develop the said property more fully and particularly described in the Schedule- A hereunder written and hereinafter referred to as the **SAID LAND** on the terms and conditions and in the manner hereinafter provided.

NOW THIS DEED OF AGREEMENT FOR DEVELOPMENT OF THE SAID LAND AND CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL G+IV STORIED BUILDING THEREON WITNESSETH AND IT IS HEREBY AGREED TO, BY AND BETWEEN THE PARTIES AS FOLLOWS:

- A. The **OWNER** : Shall mean the Owner above named and her heirs, executors, administrators, legal representatives and/or assigns.
- B. The **DEVELOPER** : Shall mean the Developer above named and its director, successors and/or assigns.
- C. The said **PROPERTY** : **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft.



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

91 DEC 2024

structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property.

ARTICLE : "I" DEFINITIONS

A. LAND:-

SAID LAND shall mean **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side**



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

91 DEC 2024

adjacent to the said property, more fully described in the **SCHEDULE "A"** hereunder written.

B. BUILDING:-

BUILDING shall mean and include the earthquake resistant multistoried RCC Building with necessary and associated structure / infrastructure as may be decided by the Developer but in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality and other appropriate Authorities for construction of the Building at the cost of the DEVELOPER on the said LAND of the OWNER and shall include the Car Parking and other spaces intended for the use of the intending purchaser/s of the Developer's Allocation of Building on such terms as may be agreed with them.

C. OWNER AND DEVELOPER:-

Shall include their respective Transferees/Nominees.

D. COMMON FACILITIES:-

Shall mean and include corridors, stairways, Roof, liftwell, lift, drains, water pumps, water storage, overhead tanks, gardens and other spaces and facilities whatsoever required for the establishment enjoyment, provisions for maintenance and management of the Building and the common facilities or any of them thereon as the case may be.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Puram

91 DEC 2024

E. CONSTRUCTED SPACE:-

Shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned Plan.

F. THE OWNER'S ALLOCATION:-

Shall be one flat, measuring 800 sq.ft. more or less, super built up area, on the fourth floor of the proposed building including undivided proportionate share of the common facilities, utilities and amenities, in the said Scheme Plot No. 325, lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas along with proportionate share of land.

AND

Total amount Rs.1,05,00,000/- (Rupees one crore five lakhs) only as non refundable amount to be paid by the developer to the land owner in the following manner :

- i. At the time of execution of this Agreement Rs.50,000/-
- ii. Before getting Completion Certificate from the date of starting of construction work of the proposed building in different stages. Rs. 1,04,50,000/-



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration 1988
APPLY 4, South 24 Parganas

11 DEC 2024

G. THE DEVELOPER'S ALLOCATION:-

Shall mean rest constructed area of the total constructed area save and except Owner's allocation in the proposed Building including undivided proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 325, lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas along with proportionate share of land.

H. BUILDING PLAN:-

Shall mean Plans for the construction of the proposed Building, which will sanction by the Rajpur - Sonarpur Municipality and shall include any amendment thereto and/or modification thereof.

I. FLOOR AREA:-

Shall mean the floor area ratio permissible and sanctioned for construction on the said premises according to the prevailing Building Rules of the Rajpur Sonarpur Municipality.

J. PARKING SPACE:-

Shall mean and include the open and/or covered car parking space provided in the land or within the Building.



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

11 DEC 2024

K. CONSTRUCTED AREA:-

Shall mean the space in the Building available, for independent use and occupation including the space demarcated for common facilities and services as per sanction Plan.

L. SUPER BUILTUP AREA:- Shall mean and include the plinth area of the unit i.e. 25% of the constructed area.

M. TRANSFER WITH ITS GRAMMATICAL VARIATIONS:-

Shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried Building to Purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961.

N. TRANSFeree:-

Shall mean a person to whom any space in the Building will be or has been agreed to be transferred.

O. ADVOCATE :

Shall mean Advocate or Attorney shall mean Tapas Chowdhury, Advocate, Alipore Judges' Court, Kolkata-700027.



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

91 DEC 2024

ARTICLE – “II”
(TITLE AND INDEMNITIES)

1. The OWNER hereby declare that she have good title in the said property by virtue of purchase and she has right and title to enter into this Agreement with the DEVELOPER, and the OWNER hereby undertake to indemnify and keep the DEVELOPER indemnified against any or all Third Party claim, actions or demands whatsoever concerning the OWNER title.
2. The OWNER hereby confirm that the DEVELOPER shall be entitled to construct and complete the Building (Residential/ Commercial) as per the approved and sanctioned plan on the said premises and retain and enjoy the DEVELOPER'S allocation therein without any interruption or interference from the OWNER or any person or persons lawfully claiming through or under the OWNER and the OWNER undertakes to indemnify and keep the DEVELOPER indemnified against all losses and damages, costs, charges and expenses incurred as a result of any breach of this confirmation.
3. The DEVELOPER undertakes to construct the Building in accordance with the approved Plan sanction by the Rajpur Sonarpur Municipality and undertakes to pay any damages, penalties and/or commanding fees payable to the Authority or Authorities concerned relating to any deviation.



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

91 DEC 2024

4. The DEVELOPER shall have the right to appoint Architects, Engineers, Contractors for the construction of the building and hereby undertakes to indemnify and keep the OWNER indemnified from and against any and all Third Party claims, demands for compensation or otherwise and actions whatsoever arising out of any act or omissions and commissions of the DEVELOPER and/or the Contractor or any accident or otherwise in or relating in the construction of the building.

5. The DEVELOPER hereby undertakes to construct and complete the Building in all respects diligently and expeditiously within 30 months from the starting of construction. However, if the Second Party is prevented in completing the project within the stipulated time of 30 months by circumstances not directly attributable to it and beyond its control including Force Majeure and in that event the stipulated time may be extended for maximum period of three months on such further terms and conditions as may be mutually agreed upon between the First and Second Party. The time of completion of the proposed building is the essence of contract.

6. The DEVELOPER hereby undertakes to construct the Building in accordance with the sanctioned building plans and undertakes to pay any damages, penalties and/or compounding fees payable to the Rajpur Sonarpur Municipality or other Body or Authorities concerned relating to any deviation for which it may be responsible.



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

91 DEC 2024

7. The OWNER hereby also undertakes that after taking possession from the DEVELOPER of her allocation doing any deviation in their portion the DEVELOPER will be responsible for paying any damages, penalties to the Rajpur - Sonarpur Municipality or other body and authorities.

ARTICLE - "III"

(OWNER'S OBLIGATIONS)

The OWNER / FIRST PARTY covenants as follows:

1. That the First Party / OWNER shall deliver undisputed possession of the schedule land not amounting to transfer and free from encumbrances to the Second Party / DEVELOPER to develop the said land and measurement for preparation of site plan and shall demarcate the property boundary for construction of boundary wall and shall clear up to date all the taxes to the Rajpur - Sonarpur Municipality or the land revenue authorities before delivery of possession of the land.
2. That the First Party / OWNER delivered all Original papers / land documents to the Second Party/ DEVELOPER to enable him to verify the land documents and for obtaining necessary financial assistance from any financial institution at his own cost, risk and exclusive liability for construction of the Ownership building on the Said Land as and when necessary.
3. That the First Party / OWNER after agreeing in writing to the site development plan as proposed by the Second party / DEVELOPER will not interfere in the construction works of the



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

91 DEC 2024

Second Party / DEVELOPER nor make any comments / suggestion / advice / direction regarding alteration / addition of site plan approved by the competent authority. In case of any modification to the original plan, the SECOND PARTY/DEVELOPER will notify and get agreement in writing prior to carrying out the changes.

4. That the First Party / OWNER after execution of this Deed of Agreement shall not in any way encumber the said land by way of mortgage, lease, sale, gift, let out or any other mode of transfer or dispose of the said property or any portion thereof within the contract period as mentioned in the Agreement.

5. That the First Party / OWNER shall keep found against all third party claims or compensations and any other untoward incidents directly attributable to any act of omission of the First Party / OWNER prior to handing over possession of the scheduled land and shall have to negotiate / compromise / rectify at his own cost.

6. The First Party / OWNER do hereby declare, represent and assure the Second Party / DEVELOPER as under-

(a) That prior to entering into this Agreement for development, they have not entered into any agreement for sale or lease or mortgage or otherwise in respect of the said property in favour of any one else nor has accepted any earnest money or token money or any other amount from any other persons towards sale



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

91 DEC 2024

or lease mortgage or otherwise of the said property described in the Schedule – "A" written hereunder.

(b) That the said property is not subject to any mortgage, lien, charge, suit attachment, either before or after judgment or judicial or quasi judicial proceeding.

(c) That the OWNER has not received any notice for acquisition or requisition or reservation of the said property or any part thereof prohibiting or restricting the development thereof from the competent authority.

(d) That the OWNER has complied with the provisions of the laws for the time being in force which are applicable to the said property, as also Rules and Regulations, Bye laws of the Rajpur - Sonarpur Municipality, Sonarpur, South 24 Parganas.

(e) That the Municipal Taxes and any other taxes other outgoing in respect of the said property have been paid upto the date of signing this agreement and that nothing is outstanding and no proceedings are pending against the said property of any part thereof. The land Owner will bear all cost of B.L & L.R.O mutation, deed of Declaration, any deed of Gift, any Compensation and other legal Expenses. The Land Owner herein will bear all the cost of work mentioned above which the developer produce their demand for the above mentioned work.

7. The Conveyance or any other deed of the undivided proportionate share of land/space together with flat/flats/garage comprised in the said premises as be appurtenant to the Developers' allocation shall be made to the Developers or his



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

91 DEC 2024

nominee or nominees or the person or persons interested in purchasing or otherwise acquiring undivided land or other space and flat/flats in the Developers' allocation in such portion and/or shares as the Developer may from time to time nominate and direct. There will not be any financial/obligation on the owner due to this.

8. It is clarified that all amounts receivable under such agreements or other document of transfer for indivisible proportionate share of land comprised in the said premises and/or flats and/or space shall be for and to the account of the Developer and shall be received by the Developer exclusively and the Owner shall have no objection therewith on the following: -

(i) Construction of the building should be made by the Developer with his own cost and the developer may obtain any loan from any financial institution, Bank or from any other person against his allocation of the said project. The developer can involve any other person / persons as his partner through partnership deed for completion the said project with prior written authorization from the owner. The OWNER and Developer have no objection against any intending flat purchaser regarding Banking Loan or loan from any Financial Institution or personal loan from any person.

9. The Owner shall hold the Owner allocation on the same terms and conditions as regards the user and maintenance of the building as the Purchasers or other occupiers of the flats of the Developers' area would hold and shall pay maintenance charges and other outgoings in respect of the Owner area at the



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

91 DEC 2024

same rate and in the same manner as the Purchaser/s of the flats of the Developers' allocation.

10. The Owner shall never be liable for the Developers' activities in connection with the collection of money from the intending Purchaser relating to the Developers' allocation and/or for any credits from any person(s) or authority in the tune of any amount for the construction of the said proposed building before, during or after construction of the said building according to the plan or plans. All materials, plants and machinery brought in upon the said property or workmen, laborer used, employed or to be used and employed for constructing the said building shall remain at the Developer and/or his agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owner shall not be entitled to exercise any lien nor impose any attachments, claims or any charges thereto.

11. In case of demise of the Owner during the tenure of the construction and final transaction, her heirs shall in that case make such acts and things so that this agreement remains valid and fresh General Power of Attorney shall be executed by his heirs so long the final transaction is not completed and in case of negligence or failure all the heirs of the Owner shall be liable to make good of the total loss and damages whatsoever the Developer may suffer in this regard.

12. All notices consents and approvals to be given on behalf of the Owner shall be either delivered to the Developer personally or left for it at its usual place of business mentioned above.



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

91 DEC 2024

13. The responsibility of the management and maintenance of all the open space comprised in the said premises (i.e. excepting the land covered under the building and / or other structure on the said premises) shall be that of the Developer until the Society or Association or Syndicate be formed by the Owner / Occupier and / or Purchasers of the building and/or other structures on the said premises and the Owner and / or Purchasers including the Owner herein agreed to bear and pay the proportionate costs and expenses of such maintenance and management to the Developer or the person for the time responsible for the same.

14. That at the time of handing over the possession of the Schedule "A" property, the land Owner herein clear all taxes and outgoings and conversion of land, no objection certificate from A.P.C.S. along with all proceedings.

15. That if any legal problem will arise in regards to the Schedule "A" mentioned property then all the costs and expenses born by the Developer till date will be refunded by the owner to the developer herein.

ARTICLE - "IV"

(DEVELOPER'S OBLIGATIONS)

The Second Party / DEVELOPER covenants with the First Party / OWNER as follows:

1. That the Second Party / **DEVELOPER** shall develop and construct the said RCC residential building in terms of this Agreement and in accordance with the plans sanctioned and approved by competent authority / Rajpur - Sonarpur



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

91 DEC 2024

Municipality. The Approved Site Development Plan, sanctioned Building Plan, structural plan, Layout, No Objection Certificate, Sanction Letter from Rajpur - Sonarpur Municipality, etc shall form part and parcel of this Agreement.

2. That the Second Party / DEVELOPER shall indemnify and keep indemnified the First Party / OWNER from the effect and consequences of any breach or violation on its part in fulfilling obligations under any law or any other contract in connection with the Said Land and / or Building to be constructed on the Said land.

3. The Second Party/ DEVELOPER shall not handover possession of any flat of DEVELOPER'S allocation to anyone before delivery of possession of the First party's / OWNER share to the OWNER in full satisfaction within the stipulated period. The owner shall have right to inspect the procedure of construction of proposed building and her allocated portion in the proposed building by herself or by her nominated person for which the developer must cooperate of every enquiry of the owner. Be it mentioned here if the developer fails to handover owner's allocation within the period of 30 months in that event the developer will pay as compensation to the owner at the rate of Rs. 10,000/- per month till the date of handing over owner's allocation.

4. That the Second Party / DEVELOPER shall complete the construction of the multistoried building in all respects entirely at its cost, risk and responsibility within 30(thirty) months from the starting of construction after getting sanction plan from



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Mahal

91 DEC 2024

Rajpur - Sonarpur Municipality. However, if the Second Party is prevented in completing the project within the stipulated time of 30 months by circumstances not directly attributable to it and beyond its control including Force Majeure and in that event the stipulated time may be extended for maximum period of three months on such further terms and conditions as may be mutually agreed upon between the First and Second Party. The developer will give possession of owner's allocation first before giving possession of any flat/space to any third party.

5. That at the request of the First Party / OWNER, the building will be named "**UDBODHAN**" which may be prefixed or suffixed with any word as deemed fit by the Second Party / DEVELOPER but with consent of the OWNER.

6. That the Second party / DEVELOPER shall not do or cause to be done any works / acts or things which may cause disturbance / annoyance / enmity with the neighbors. In case of any disagreements, the DEVELOPER shall resolve the issue bilaterally through mutual discussions with them without involvement financial or otherwise of the First Party / OWNER.

7. That the Second party / DEVELOPER shall develop the Said Land and construct the G+IV storied residential cum Commercial building entirely at his cost in accordance with the plan sanctioned by Rajpur - Sonarpur Municipality.

8. That the entire responsibility for construction of the Ownership building, i.e. payment of construction permission from the Rajpur - Sonarpur Municipality, to prepare site plan



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Mahal

91 DEC 2024

and for making or selling of such flats and selection of parties, etc. shall be exclusively made by the Second party / DEVELOPER.

9. The Developer after completion of the Building shall obtain completion certificate in respect of the Building from the Rajpur - Sonarpur Municipality within the said stipulated period.

10. After obtaining Municipal completion certificate for completion of job, from Rajpur - Sonarpur Municipality the developer should handover the copy of said certificate to the owner unconditionally.

11. The Developer hereby agrees and covenants with the Owner not to deviate any of the provisions or rules applicable for construction of the said Building.

12. During the construction phase, all expenses including electricity charges, water charges, municipal taxes, etc will be borne by the DEVELOPER. The DEVELOPER shall also adequately insure the building at its cost against all possible risks till the OWNER'S allocation is registered in the names of the OWNER or her nominees at costs by the Developer.

13. That the land Owner shall have no liability to pay any taxes and outgoings in respect of the developer's allocation.

ARTICLE: "V"

(DEVELOPER'S RIGHTS)



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

91 DEC 2024

1. In consideration of the Developer having agreed to construct, effect and complete a new Building of first class construction as per agreed specification on the said LAND in accordance with the plan sanctioned by the Rajpur-Sonarpur Municipality at its own costs and sole liability and responsibility and in further consideration of the Developer having agreed not to charge towards construction of Owner's allocation as provided hereinafter, the Owner has agreed to grant exclusive right to development of the said premises on the terms and conditions hereinbefore and hereinafter appearing.
2. The Developer acting on behalf of and as Attorney of the Owner shall at the exclusive cost of the Developer from time to time submit the Building Plan sanctioned by the Rajpur-Sonarpur Municipality to any other Authority for clearance or approval of the plan or may or shall be required for the construction of the Building on the said premises. The Developer shall cause at its own costs and expenses and such changes to be made in the Building plan or otherwise as shall be required by any Authority or to comply with such clearance or approval as aforesaid expeditiously and without delay with Owner consent.
3. All applications, Plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner but otherwise at the costs and expenses in all respect of the Developer and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited thereof or otherwise required for the



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

11 DEC 2024

construction of the said Building or the said premises **PROVIDED ALWAYS** that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer.

4. The Developer during all phases of the project shall abide by all the laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws, rules and regulations.

5. Without prejudice to the obligations of the Developer to construct the allocations of the Owner, to execute and register the Sale Deed or any other deed as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats etc. (save and except for such shares therein as be appurtenant to the Owner's allocation) and the Flats and other spaces as be constructed by the Developer from time to time thereon (save the flats as may be constructed by the Developer for and on behalf of the Owner i.e Owner's allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payment therefore.

ARTICLE: "VI"

(EXPLOITATION RIGHTS)

The Owner grant exclusive right to the Developer to construct the said proposed Building in the land referred above and in



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
APK/4, SECT 4, PAPER 4
11 DEC 2024

SCHEDULE 'A' below with own finance, risk and responsibility and by allotment, Owner shall be entitled to get one flat, measuring 800 sq.ft. more or less, super built up area, on the fourth floor of the proposed building including undivided proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 325, lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas along with proportionate share of land and the Developer being entitled to the rest constructed area of the total constructed area except Owner's allocation of total constructed Flats, Car Parking Spaces the Developer shall be entitled to obtain necessary advance from such Buyer/s on terms and conditions as the Developer in its absolute discretion deem fit and proper.

ARTICLE: "VII"

(BUILDING)

1. The Developer shall at its own costs and liabilities construct the G + 4 storied Residential cum Commercial building on the said premises according to the Building Plan to be sanctioned by the Rajpur - Sonarpur Municipality.
2. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Owner shall in no way be liable for the payment of the same.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
APK/4, SECT 4, PAPER 4
11 DEC 2024

3. The Developer is hereby authorized and empowered in relation to the Construction as far as may be necessary to apply and obtain quotas, entitlements and other materials allocable to the Owner for the construction of the said Building. Similarly the Developer is to apply and obtain temporary and/or permanent connection of water, electricity power and/or to the Building and other inputs and facilities required for which purpose, the Owner do hereby agree to execute a General Power of Attorney in favour of the designated partner(s) of the DEVELOPER and the Owner shall also sign all such applications and other documents as shall be required by the Developer and other Authorities, for the purpose of or otherwise for or in connection with the construction of the said building for time to time.

ARTICLE: "VIII"

(BUILDING ALLOCATION)

1. Immediately upon the construction of the proposed Building stage by stage and/or its completion or on any parts of the same except Flats, and car parking spaces and covered spaces as mentioned in the **SCHEDULE 'B'** being the OWNER'S allocation, all other Flats, car parking spaces, covered spaces shall belong to the Developer and the Owner shall not have any right, title, interest, claim and demand whatsoever in respect thereof of the construction, to be made as sanctioned plan mentioned in the **SCHEDULE 'C'**.
2. On completion of the Building and on delivery of said Owner allocation of Flats and Car Parking Spaces and covered spaces etc. in Owner's allocation with the stipulated period



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

91 DEC 2024


to the Owner to her full satisfaction, the Owner shall transfer and convey at the request of the Developer and at the cost of the Developer or Transferees and not at the cost of the OWNER, the indivisible proportionate share of the land in respect of the Flats, and car parking spaces, covered spaces, etc by executing the relevant Deed of Sale / transfer in favour of the Developer or such other person or persons, who may be nominated by the Developer in that regards.

ARTICLE: "IX"
(CONSIDERATION)

The Developer shall construct G + 4 storied Residential cum Commercial building in the said land measuring an area of 5 Cottahs 2 Chittacks more or less according to the Building plans sanctioned by the Rajpur - Sonarpur Municipality. The entire finance for construction of said Building and incidental costs shall be provided by the Developer. The Developer shall have absolute discretion to sell the Flats except the Owner allocation of Flats, and Car Parking spaces as demarcated and also proportionate sanctioned area, if achieved and Car Parking Space and covered space in the Building on this terms and conditions.

ARTICLE: "X"
(OWNER'S ALLOCATION)

Shall be one flat, measuring 800 sq.ft. more or less, super built up area, on the fourth floor of the proposed building including undivided proportionate share of the common facilities, utilities





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

91 DEC 2024

and amenities in the said Scheme Plot No. 325, lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas along with proportionate share of land.

AND

Total amount Rs.1,05,00,000/- (Rupees one crore five lakhs) only as non refundable amount to be paid by the developer to the land owner in the following manner :

- i. At the time of execution of this Agreement Rs.50,000/-
- ii. Before getting Completion Certificate from the date of starting of construction work of the proposed building in different stages. Rs. 1,04,50,000/-

ARTICLE: "XI"

(DEVELOPER'S ALLOCATION)

Shall mean rest constructed area of the total constructed area save and except Owner's allocation in the proposed Building, specified in **Schedule "C"** below: The Developer shall be allocated the rest of the Flat, and Car Parking Space, Commercial Space and except the said Flats and Car Parking Spaces in Owner's allocation, which will be allotted to the Owner. The Developer shall sell the Flats and Car Parking



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

11 DEC 2024

Spaces in its allocation to intending Purchaser or Purchasers at such price and terms and conditions, proceeds of sale of Flats and Car Parking Space in its allocation shall belongs to Developer.

ARTICLE: "XII"

[MISCELLANEOUS]

1. The Owner and the Developer have entered into the Agreement purely as a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the Owner as a Joint Venture or Joint Adventure between the Owner and the Developer and not in any manner constitute an Association of persons. Each Party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, executors, administrators, representatives and assigns of the Parties hereto.

2. As and from the date of handing over after completion of the Building, the Developer and/or its Transferees and the Owner and/or her Transferees shall each be liable to pay and bear levies payable in respect of their respective spaces as assessed by the Rajpur – Sonarpur Municipality and/or other Authorities.

3. That the Developer shall have right to amalgamate the Schedule "A" property with the adjacent property at its own choice and land owners shall not claim any allocation from the adjacent property.



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

11 DEC 2024

SCHEDULE - "A" ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)

ALL THAT a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, Holding No. 652, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur at Present Narendrapur, Mission pally Road, Kolkata - 700150, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property. This gifted property is being butted and bounded as follows:-

ON THE NORTH	:	Plot No. 326, Ramkrishna Palli.
ON THE SOUTH	:	Plot No. 324, Ramkrishna Palli.
ON THE EAST	:	Plot No. 330, Ramkrishna Palli.
ON THE WEST	:	30'-0" wide Road.

SCHEDULE - "B" ABOVE REFERRED TO
(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT one flat, measuring 800 sq.ft. more or less, super built up area, on the fourth floor of the proposed building including undivided proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 325, lying and situated at Mouza - Nischintapur, Pargana - Medan



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

91 DEC 2024

4. All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the Parties hereto or the construction and interpretation any of the terms or meaning thereof shall be referred to arbitration under the provisions of Arbitration and Conciliation Act, 1996 and any statutory modification or enactment thereto from time to time in force and award given by the Arbitrator shall be binding final and conclusive of the Parties hereto.

5. Be it noted that by this development agreement and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provision laid down in the said document as a developer without getting any Ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement/final document for transfer of property between the owner and the developer in any way. This clause shall have overriding effect to anything written in this document in contrary to this clause.

ARTICLE: "XIII"

[JURISDICTION]

Appropriate Courts at Alipore, District – South 24-Parganas or Calcutta High Court, shall have the jurisdiction to entertain all disputes and actions between the Parties herein.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Mahal

11 DEC 2024

Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas along with proportionate share of land.

AND

Total amount Rs.1,05,00,000/- (Rupees one crore five lakhs) only as non refundable amount to be paid by the developer to the land owner in the following manner :

- i. At the time of execution of this Agreement Rs.50,000/-
- ii. Before getting Completion Certificate from the date of starting of construction work of the proposed building in different stages. Rs. 1,04,50,000/-

SCHEDULE - "C" ABOVE REFERRED TO
[DESCRIPTION OF THE DEVELOPER'S ALLOCATION]

ALL THAT rest of the total constructed area in the proposed Building constructed by the said Developer (except Owner's allocation mentioned above) of which flats, Car Parking Spaces including proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 325, Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the



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

91 DEC 2024

Rajpur-Sonarapur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarapur, District - South 24 Parganas.

SCHEDULE - "D" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors, lift & Lift well.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.
4. Drainage and sewers and septic tank and septic pit.
5. Boundary walls and main gates.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.
7. Electrical Power Transformer.
8. Roof, security room, security toilet and meter room.

SCHEDULE - "E" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **SCHEDULE "D"** hereinbefore.



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration 1988
APPLY 4, Sevid 24 Parganas

11 DEC 2024

2. The expenses of repairing, maintaining, painting the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable as the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

SCHEDULE "F"

SPECIFICATION

(STRUCTURAL DESIGN)

BUILDING:

G + 4 storied residential building.



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

91 DEC 2024

STRUCTURE:

R.C.C. framed structure with brick walls and cement plaster finish with BIRLA wall putty or equivalent.

FLOORING:

At least 24 inches X 24 inches best quality vitrified tiles.

TOILET:

12"x12" tiles in floor and at least 18" X 12"(Kajaria) best quality ceramic glazed tiles on walls upto 7' feet high. Wash Basin, European type hanging commode with flush valb will be of Jaquer. Soap trays, water mixers, taps, overhead shower mixers, etc will be of best quality (Jaquar). There will be plumbing and electrical installation and wiring for geysers.

KITCHEN:

White Glazed tiles upto a height of 5 feet along with granite table top and stainless steel sink. Electrical wiring for exhaust fan, electrical chimney.

DOORS:

Main door TATA PRAVESH, inside doors Flush wooden shutters with wooden frame painted with two coats wood primer and two coats of paint with SS tower bolts on the inside, SS, L-drops in the outside and Godrej make cylindrical locks for the partition doors.



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

11 DEC 2024

WINDOWS:

Powder coated Aluminum sliding windows fitting clear glass with M.S. Grill.

ELECTRICAL:

Concealed copper wiring with A-1 quality switches and plug sockets with necessary light and fan & A.C. points but without fittings Electrical Provisions with starter breakers shall be made for ACs in the Bed rooms.

OUTSIDE BUILDING:

Cement base paint finish.

ROOF:

Water proofing treatment on roof.

WATER:

Water pump, overhead water tank and boring water.

ADDITION/ALTERATION/MODIFICATION:

In case of any addition/alteration/modification (internally) if desired by the proposed Owner and estimate will be submitted by the Developer to them for the same and will be taken up by the Developer only when the said estimates are agreed upon by the proposed Owner.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Puram

91 DEC 2024

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

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in the
Presence of:

WITNESSES:

1. Gobindaprasad De
s/o Late Sibendra Prasad De
P31, Nabalia Para, Barisha, I
Kolkata : 700008

Arpita De

SIGNATURE OF THE OWNER

2. Pradip Kumar Das
s/o Late Sukumar Das
24/CS Nabalia Para Road
Kolkata - 700008

SKYLINE BSDS CONSTRUCT PVT. LTD.

Sanjay Bose

Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

[Signature]
Advocate 7/3/2013/90
Alipore Judges' Court,
Kolkata-27.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
A.P. 4, Seetha Puram

91 DEC 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the sum of **Rs.50,000/- (Rupees Fifty Thousand) only** being the nonrefundable amount as per this Agreement.

By Cheque No. 073040 dated 11.12.2024
Drawn on Canara Bank, Sonarpur Branch

Rs.50,000/-

Total

Rs. 50,000/-

(Rupees Fifty Thousand) only

WITNESSES:

1. *Gobindaprasad De*

Ayasa De

SIGNATURE OF THE OWNER

2. *Prabhat Kumar Das*



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

91 DEC 2024

	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name ARPANA DE

Signature Arpana De



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature



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

91 DEC 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101220242031033846

GRIPS Payment Detail

GRIPS Payment ID:	101220242031033846	Payment Init. Date:	10/12/2024 19:03:37
Total Amount:	10542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8658981047539	BRN Date:	10/12/2024 19:05:14
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Sanjib Bose
Mobile: 9433098495

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250310338478	Directorate of Registration & Stamp Revenue	10542
Total			10542

IN WORDS: TEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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





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



192024250310338478

GRN Details

GRN:	192024250310338478	Payment Mode:	SBI Epay
GRN Date:	10/12/2024 19:03:37	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8658981047539	BRN Date:	10/12/2024 19:05:14
Gateway Ref ID:	80417749	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	101220242031033846	Payment Init. Date:	10/12/2024 19:03:37
Payment Status:	Successful	Payment Ref. No:	2002887263/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sanjib Bose
Address:	Ramakrishna Pally, Sonarpur, Kolkata-700150
Mobile:	9433098495
EMail:	skylinesonarpur@gmail.com
Period From (dd/mm/yyyy):	10/12/2024
Period To (dd/mm/yyyy):	10/12/2024
Payment Ref ID:	2002887263/3/2024
Dept Ref ID/DRN:	2002887263/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002887263/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2002887263/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				10542

IN WORDS: TEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1604-12862/2024	Date of Registration	11/12/2024
Query No / Year	1604-2002887263/2024	Office where deed is registered	
Query Date	14/11/2024 12:22:34 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,75,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 553/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-253 (RS :- 130,131,134,135)	LR-439	Bastu	Danga	5 Katha 2 Chatak	1/-	71,75,001/-	Width of Approach Road: 30 Ft.,
Grand Total :					8.4563Dec	1 /-	71,75,001 /-	

Land Lord Details :



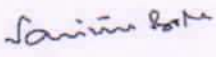
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ARPANA DE Wife of Mr GOBINDA PARASAD DE Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	Photo  11/12/2024	Finger Print  Captured LTI 11/12/2024	Signature  11/12/2024

P31 GOVT SCHEME II NABALIAPARA BARISHA, City:- Not Specified, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx9H, Aadhaar No: 82xxxxxxxx2404, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024
, Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 11/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 11 2024 2:47PM	LTI 11/12/2024	11/12/2024
	AT 189 SONARGAON HOUSING SOCIETY GATE NO III NARENDRAPUR STATION ROAD TEGHARIA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: Alxxxxxx0H, Aadhaar No: 37xxxxxxxx2380 Status : Representative, Representative of : SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
GOBINDAPRASAD DE Son of Late SIBENDRA PRASAD DE P 31,NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Mrs ARPANA DE, Mr SANJIB BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARPANA DE	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-8.45625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253, LR Khatian No:- 439	Owner:রানী দে, Gurdian:সারদাপ্রসাদ দে, Address:নিজ , Classification:বাড়, Area:0.09000000 Acre,	Mrs ARPANA DE

Endorsement For Deed Number : I - 160412862 / 2024

On 11-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:09 hrs on 11-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SANJIB BOSE ,.

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 71,75,001/-

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

Execution is admitted on 11/12/2024 by Mrs ARPANA DE, Wife of Mr GOBINDA PARASAD DE, P31 GOVT SCHEME II NABALIAPARA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by GOBINDAPRASAD DE, , , Son of Late SIBENDRA PRASAD DE, P 31,NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

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

Execution is admitted on 11-12-2024 by Mr SANJIB BOSE, DIRECTOR, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (Private Limited Company), 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by GOBINDAPRASAD DE, , , Son of Late SIBENDRA PRASAD DE, P 31,NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553.00/- (B = Rs 500.00/- ,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 521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2024 7:05PM with Govt. Ref. No: 192024250310338478 on 10-12-2024, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 8658981047539 on 10-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1757, Amount: Rs.10.00/-, Date of Purchase: 10/12/2024, Vendor name: Tapan Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2024 7:05PM with Govt. Ref. No: 192024250310338478 on 10-12-2024, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8658981047539 on 10-12-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 374987 to 375036
being No 160412862 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.12.18 12:23:58 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.