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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

09 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 9<sup>th</sup> day of February, 2024 (Two Thousand Twenty-Four) **B E T W E E N**;

Certificate  
Registere  
Volume n  
being No

Serial No. 789 Date - 8 FEB 2024  
Name Anjan Kumar Sar  
Address New Tolgyunge  
Value Rs. 50000  
Stamp Vendor BIDYUT R. SAHA  
Signature



DISTRICT SUB-REGISTRAR-II  
SOUTH 24 PGS., ALIPORE  
09 FEB 2024

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V

Sudip Das  
Sri Sunil Das  
Alipore Police Const  
R.O.P.S. Alipore  
KOL-700027  
Low Glee

(1) **SRI ANJAN KUMAR SARKAR**, having PAN : FSPPS3053H, Aadhaar No.2557 4053 4139, (2) **SRI SANJAY SARKAR**, having PAN : AVEPS8749K, Aadhaar No.5065 6534 5671 and (3) **SRI SANJIB SARKAR**, having PAN : ASSPS7736D, Aadhaar No.6432 9902 1271, all sons of Sri Amarendra Nath Sarkar, all are by faith : Hindu, by nationality : Indian, by occupation : Nos.1 & 2 Business and No.3 Service, all are residing at 95, New Tollygunge, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South), hereinafter collectively called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**LOKENATH CONSTRUCTION**, having PAN : AABFL1823F, a registered Partnership Firm, having its Office at 196, New Tollygunge, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South), represented herein by its Partners namely, (1) **SRI SANKAR SAHA**, having PAN : APMP3553B, Aadhaar No.7884 6152

6517, son of Late Chunilal Saha, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 6, Post Office Road, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South) and (2) **SRI BIBHAS MAZUMDER**, having PAN : AGSPM8824E, Aadhaar No.2315 1311 9320, son of Late Brojo Gopal Mazumder, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 196, New Tollygunge, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

**WHEREAS** originally one Amarendra Nath Sarkar had become the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 25 (Twenty-Five) Square Feet more or less, situate and lying at Mouza : Purba Putiary & Bansdrani, J.L. No.43, under Police Station : Regent Park, within the limits of the Kolkata Municipal Corporation, Additional District Sub-Registry Office at Alipore,

District : 24 Parganas (South), by virtue of a registered Deed of Transfer executed by the Governor of the State of West Bengal, which was duly registered on 1<sup>st</sup> December, 1997 in the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.191, Pages 55 to 66, Being No.4909 for the year 1997.

**AND WHEREAS** the said Amarendra Nath Sarkar duly mutated his name with the Office of the Kolkata Municipal Corporation in respect of his aforesaid property and after such mutation, the aforesaid property known and numbered as Municipal Premises No.93, Vidyamandir Road (mailing address 95, New Tollygunge, Purba Putiary), Police Station : Regent Park, Kolkata : 700093, under Ward No.114, District : 24 Parganas (South) and used to pay the necessary taxes to the said Authority.

**AND WHEREAS** thereafter the said Amarendra Nath Sarkar constructed R.T. shed structure upon a portion of his aforesaid property and started living therein with the members of his family.

**AND WHEREAS** subsequently the Government of the State of West Bengal being the Executor transfer the aforesaid property

unto and in favour of said Amarendra Nath Sarkar, by virtue of a registered Indenture dated 23<sup>rd</sup> November, 2023, which was duly registered on 15<sup>th</sup> January, 2024 in the Office of the District Sub-Registrar - III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2024, Pages from 14839 to 14862, Being No.160300492 for the year 2024.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Amarendra Nath Sarkar gifted away his aforesaid property unto and in favour of his three sons viz. Anjan Kumar Sarkar, Sanjay Sarkar and Sanjib Sarkar, by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 9/21....., 2024 in the Office of the District Sub-Registrar - III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No....., Pages ..... to ....., Being No.20741... for the year 2024.

*Sanjib Sarkar*

**AND WHEREAS** in the manner stated above, said Anjan Kumar Sarkar, Sanjay Sarkar and Sanjib Sarkar, the Owners herein being the joint Owners are now in possession and occupation of

**ALL THAT** piece and parcel of land measuring about 5 (Five)

Cottahs 25 (Twenty-Five) Square Feet more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less, situate and lying at Mouza : Purba Putiary & Bansdroni, J.L. No.43, being known and numbered as Municipal Premises No.93, Vidyamandir Road (mailing address 95, New Tollygunge, Purba Putiary), Police Station : Regent Park, Kolkata : 700093, within the limits of the Kolkata Municipal Corporation, under Ward No.114, Additional District Sub-Registry Office at Alipore, District : 24 Parganas (South), morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY/ PREMISES**" uninterruptedly without any objection from any corner.

**AND WHEREAS** now the Owners herein are desirous to developing the said premises by constructing a G+III storied residential Building thereon through a Developer in accordance with the Building Plan to be sanctioned by Kolkata Municipal Corporation.

**AND WHEREAS** the said Owners have decided to construct a brick built Building containing several independent Flats on the

said premises but due to paucity of fund and lack of infrastructure, the said Owners approached the Developer to construct such Building after demolishing the existing structure and all material collect by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be procured by the Developer from the intending Buyer or others on certain terms and conditions.

**AND WHEREAS** relating on the aforesaid representation of the Owners herein, the Developer agreed to develop the said property on the terms and conditions as contained hereinafter.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows :-

**ARTICLE : "I"**

(DEFINITION)

1. **OWNERS** :-

Shall mean (1) **SRI ANJAN KUMAR SARKAR**, (2) **SRI SANJAY SARKAR** and (3) **SRI SANJIB SARKAR**, all sons of Sri Amarendra Nath Sarkar, all are of 95, New Tollygunge, Post Office : Purba Putiary, Police Station :

Regent Park, Kolkata : 700093, District : 24 Parganas (South) and each of their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER/CONTRACTOR :-**

Shall mean **LOKENATH CONSTRUCTION**, having its Office at 196, New Tollygunge, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South), represented herein by its Partners namely, (1) **SRI SANKAR SAHA**, son of Late Chunilal Saha of 6, Post Office Road, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South) and (2) **SRI BIBHAS MAZUMDER**, son of Late Brojo Gopal Mazumder of 196, New Tollygunge, Post Office : Purba Putiary, Police Station : Regent Park, Kolkata : 700093, District : 24 Parganas (South) and its successors, successors-in-office, representatives and assigns.

3. **PREMISES :**

Shall mean **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 25 (Twenty-Five) Square Feet more or less together with R.T. shed structure having an area of

100 (One Hundred) Square Feet more or less, situate and lying at Mouza : Purba Putiary & Bansdroni, J.L. No.43, being known and numbered as Municipal Premises No.93, Vidyamandir Road (mailing address 95, New Tollygunge, Purba Putiary), Police Station : Regent Park, Kolkata : 700093, within the limits of the Kolkata Municipal Corporation, under Ward No.114, Additional District Sub-Registry Office at Alipore, District : 24 Parganas (South).

4. **OWNERS' ALLOCATION :**

On completion of the proposed Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R., which is to be provided from the entire First Floor consisting of two numbers of self contained 3BHK Flats, one 3BHK Flat on the North-Eastern side of the Third Floor, one 2BHK Flat on the North-Western side (Back portion) in the Ground Floor and 50% of the Car Parking Space on the South-Eastern side in the Ground Floor of the proposed Building in finished, habitable and complete condition, morefully described in the **SCHEDULE** - "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described

in the **SCHEDULE** : "D" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

5. **SHIFTING CHARGE** :-

The Developer shall provide two numbers of alternative accommodation for the Owners herein during the period of constructional work of the proposed Building till handing over possession of their allocation i.e. Owners' allocation.

6. **CONSIDERATION** :-

The Developer shall pay a total non-refundable sum of Rs.3,00,000/- (Rupees Three Lac) only to the Owners herein at the time of exaction and registration of this Development Agreement along with Development Power of Attorney towards their consideration.

7. **DEVELOPER'S ALLOCATION** :-

Rests and/or remaining 50% of the total F.A.R. out of 100% of the total F.A.R., which is to be provided from the entire Second Floor consisting of two numbers of self contained 3BHK Flats, one 3BHK Flat on the South-

Eastern side of the Third Floor and one 2BHK Flat on the South-Eastern side in the Ground Floor and 50% of the Car Parking Space on the North-Eastern side in the Ground Floor of the proposed Building in finished, habitable and complete condition save and except the Owners' allocation, morefully described in the **SCHEDULE** - "C" hereunder written. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

8. **TIME** :-

Shall mean the Building shall be completed by the Developer within 24 (Twenty-Four) months from the date of getting sanction Plan.

9. **BUILDING** :-

The Building shall mean the G+III storied Building to be constructed at the said land and premises in accordance with the Plan or by the appropriate authority statutory open spaces.

10. **COMMON FACILITIES AND AMENITIES** :-

Shall include corridors, hallways, boundary walls, stairways, passageways and common lavatories provided by the Developer, pump room, underground & overhead tank, water pump, motor and other facilities, which may be mutually agreed upon between the Parties and required for the establishment for location enjoyment, maintenance and/or management of the Building.

11. **SALEABLE SPACE** :-

Shall mean the space in the Building available independent use and occupation with due provision for common facilities and the space required.

12. **ARCHITECT** :-

Shall mean the person or persons who may be appointed by the Developer for design and planning of the said Building with the approval of the Owners.

13. **BUILDING PLAN** :-

Shall mean the Plan to be appropriate with such alteration or modification as may be made by the Developer with the approval of the Owners from time to time.

14. **TRANSFeree** :-

Shall mean the person/s, Firm, Limited Company, Association or persons to whom any space other than the Building would be transferred.

15. **TRANSFER** :-

With the grammatical variations shall mean transfer by means of Conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be area of the Flat and the right to use in common spaces multi-storied Building to Purchaser thereof.

16. **WORDS** :-

Importing singular shall include plural and vice-versa.

Importing masculine gender shall include feminine gender

likewise word importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall including masculine and feminine genders.

17. **ACCIDENT OR MISHAPS** :-

The Owners shall not be liable under any circumstances in case of any accident or mishaps to be cause during the period of the construction of the said Building the Developer shall solely responsible for the same.

18. **TAX & LIABILITIES** :-

The Owners shall not be liable to pay the tax liability in respect of selling the Flats and Car Parking Spaces under the Developer's Allocation.

19. **MUTATION** :-

The Owners shall mutate their names with the Office of the Kolkata Municipal Corporation in respect of their said property and for that whatever cost will be incur for the same that will be borne by the Developer herein.

**ARTICLE : "II"**  
(DEVELOPER'S RIGHT)

1. The Owners hereby grant, subject to what have been herein after provided the exclusive right to the Developer to built, construct, erect and complete the said Building and commercially exploit the same by entering into Agreement for Sale of their saleable areas and to transfer and/or construct in accordance with the Plan in the name of the Owners by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the approval of the Owners.
  
2. In consideration of the Developer, the Developer be entitled to get the Flat and Car Parking Spaces save and except the Owners' allocation as described in stated hereinbefore of the said premises together with the proportionate undivided share of land and the common facilities and amenities and the Developer shall be entitled to enter into Sale Agreement with the intending Buyer/s for sale transfer in their own names with any transferee and to receive, realize and collect all moneys in respect thereof which moneys shall absolutely belonged to the

Developer and the Owners hereby consent to the Developer entering into the said Agreement and the Owners undertake to convey the Flat with the said right to the Purchaser/s when called upon by the Developer.

3. The Developer shall at its own costs, construct and complete the Building and the common facilities and amenities at the said premises in accordance with the Building Plan to be sanctioned by the authority concerned and to be constructed with good standard quality materials as may be specified by the Architect from time to time. Such construction of the said Building shall be completed entirely by the Developer within 24 (Twenty-Four) months from the date of getting sanctioned Plan. Time in this respect unless the same is beyond the control of the Agreement between the Parties.
4. The Developer shall be deemed to be the Agent of the Owners and as such Agent shall be solely and inclusively responsible for construction of the said Building.
5. The Developer shall at its own cost demolish the present existing Building standing upon the said property and

- shall enjoy all the debris and salvages at its own whims and desire.
6. Subject to aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding between the Parties hereto.
  7. **COMPLETION OF WORK** : The Developer shall complete the said Building in all respect within 24 (Twenty-Four) months from the date of getting sanction Plan subject to beyond the control of the Developer i.e. Force Majeure i.e. civil work, pandemic, earth-quake, act of God etc.
  8. **INSPECTION OF THE CONSTRUCTION** : The Owners shall have the right and liberty to inspect the construction's works of the project Building. If any inferior quality of the Building materials thereof shall be detected by the Owners. The same shall be replaced by the standard good quality of the same by the Developer.
  9. **CONFIRMING PARTY** : The Developer shall be the Confirming Party in all Deeds in respect of the Flat under the Owners' allocation.

10. The Developer shall provide in the said Building, pump, K.M.C. water, water-courses, storage, tanks, overhead reservoirs, electrification, permanent electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential multistoried ownership Building having self-contained Apartments and constructed spaces for this and/or residential Flat and/or constructed spaces on Ownership basis.
  
11. The Developer shall be authorized in the name of the Owners so far as are necessary to apply for sanction of Plan and to obtain quotas entitled rents and other allocation or for cement, steel, bricks and other Building materials allocable to the Owners for the construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage and sewerage to the Building and other inputs and facilities required for the construction or enjoyments of the Building.
  
12. The Developer shall at its own cost and expenses without creating any financial or other liabilities on the Owners

construction and completes the Building and various Units and/or Apartments therein in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the Owners in writing.

13. All costs, charges, expenses including Architects fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

14. **POWER OF ATTORNEY** : The Owners shall execute and register one General Power of Attorney in favour of the Developer simultaneous to the execution and registration of this Agreement and to enter into an Agreement with intending Purchaser/s in respect of the Developer allocated Flats and Car Parking Spaces. The Owners shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or Flats and Car Parking Spaces in favour of any Purchaser or Purchasers nominated by the said Attorney and to present the Deed or Deeds before the Registrar Sub-Registrar to admit, execute of any Deed executed by the Attorney on their

behalf and receive consideration money and to give discharge thereof in respect of the said property on behalf of the Owners.

**THE SCHEDULE - "A" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

**ALL THAT** piece and parcel of land measuring an area of 5 (Five) Cottahs 25 (Twenty-Five) Square Feet be the same a little more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less, situate and lying at Mouza : Purba Putiary & Bansdroni, J.L. No.43, being known and numbered as Municipal Premises No.93, Vidyamandir Road (mailing address 95, New Tollygunge, Purba Putiary), Police Station : Regent Park, Kolkata : 700093, within the limits of the Kolkata Municipal Corporation, under Ward No.114, Additional District Sub-Registry Office at Alipore, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted & bounded as follows :-

<b>ON THE NORTH</b>	:	Plot No.98 ;
<b>ON THE SOUTH</b>	:	Plot No.94 ;
<b>ON THE EAST</b>	:	20' wide K.M.C. Road ;
<b>ON THE WEST</b>	:	Plot No.96.

**THE SCHEDULE - "B" ABOVE REFERRED TO**

(DESCRIPTION OF OWNERS' ALLOCATION)

**ALL THAT** on completion of the proposed Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R., which is to be provided from the entire First Floor consisting of two numbers of self contained 3BHK Flats, one 3BHK Flat on the North-Eastern side of the Third Floor, one 2BHK Flat on the North-Western side (Back portion) in the Ground Floor and 50% of the Car Parking Space on the South-Eastern side in the Ground Floor of the proposed Building in finished, habitable and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "D" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation by correspondences.

**THE SCHEDULE - "C" ABOVE REFERRED TO**

(DESCRIPTION OF DEVELOPER'S ALLOCATION)

**ALL THAT** rests and/or remaining 50% of the total F.A.R. out of 100% of the total F.A.R., which is to be provided from the entire Second Floor consisting of two numbers of self contained 3BHK

Flats, one 3BHK Flat on the South-Eastern side of the Third Floor and one 2BHK Flat on the South-Eastern side in the Ground Floor and 50% of the Car Parking Space on the North-Eastern side in the Ground Floor of the proposed Building in finished, habitable and complete condition save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

**THE SCHEDULE - "D" ABOVE REFERRED TO**

(DESCRIPTION OF CONSTRUCTION SPECIFICATION)

The quantity of the structures as well as the specification, guidelines regarding strength of the Building etc. as per Kolkata Municipal Corporation Rules shall be followed by the Developer.

❖ **STRUCTURE AND FOUNDATION :-**

The Building is designed of R.C.C. footing and frame. Steel will be ISI marked (Durgapur plant). Cement will be Ambuja/Lafarge.

❖ **WALLS :-**

All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125 mm and 75 mm thick brick wall with both side cement plaster. Roof treatment with net cement finish.

❖ **DOORS :-**

Front doors frame shall be of 125/62 mm with Sal wood and other shall be of 100/62 mm internal door frame with Sal wood. All doors shall be 32 mm thick flash doors with sunmica pasting. Main door would be with wooden with panel. Toilet doors will be PVC type (Polly looks). All fittings such as M.S. Hinges. Haj Bolt lock with handle. Aluminum/Steel Blot tower built shall be provided to main door. Main entrance door will be provided one collapsible gate for safety.

❖ **WINDOW** :-

All the windows shall be in Aluminum channel sliding with integrated grill, 3 mm thick glass panes and handles with two coats of synthetic enamel paint over a coat of red oxide paint.

❖ **FLOORING** :-

All the flooring shall be of 03'-06" x 02'-00" white marble (Dumri marbles finish) and skirting in 100 mm high. All the toilet shall have 6' high glazed tiles on all sides. All kitchens shall have 75 mm high glazed tiles on the top of Black Granite with a table of 5" X 18" Black granite top also along with stainless steel sink.

❖ **STAIR** :-

All stair case shall be made on Kota stone and marble (Riser Marble) as per choice of the Developer.

❖ **INTERNAL FINISH TO WALL** :-

All internal walls and ceiling of living rooms, bed rooms, kitchen, toilet and verandah shall be finished in wall putty with colour.

❖ **EXTERNAL PAINTING :-**

All external walls will be painted with two coats of colour base paint of Barger or ICI.

❖ **SANITARY AND PLUMBERING :-**

➤ All the internal horizontal soils and waste water line pipe shall be 50 mm and 100 mm dia PVC pipes (Supreme). All the vertical soil, vent and waste pipes shall be 50 mm and 100 mm dia polythene pipes joint it cement mortar and exposed to wall. All the rain water pipes shall be 100 mm dia in good quality polythene.

➤ All the water supply exposed to walls. All the sanitary and each toilet of European commode with cistern, one no. white basin would provided at dining-cum-living room, shower with hot & cold water provisions. All bathroom fittings such as two-in-one stopcock, mixture, bibcock, angular lock, etc. will be in Nickel steel. All porcelain fittings are with Hindware or Parryware. All CP fittings are with Essco or equivalent.

❖ **ELECTRIFICATION** :-

All the internal wiring (Finolex/Havvels) shall be concealed in polythene conduit, all wires shall be of copper of standard M.S. flush with walls with Acrylic cover (Modular switch or Pritam Brand). Each living room shall provide with two light points, one fan point, one tube point, two 5 amp plug point, refrigerator point, washing machine point, kitchen and toilet will be provided with one light point, one fan point and two plug points switch, exhaust fan point in kitchen and toilet. Each drawing and dinning space shall be provided with two light points, two fan points, one call bell point. Verandah shall be provided with one light point. Light point at each landing with switches. Separate meter for pump, staircase, roof top and main gate. Each Flat will be separate MCV and A.C. point of each bed room and each drawing and dining space.

❖ **WATER SUPPLY** :-

Each Flat will be provided water supply line from over head pollythene/patton water tank of 2000 Liter + 2000 Liter. Overhead water tank shall be filled up by water

pump from underground (semi) water reservoir for all the Flats. Water will be available from the Kolkata Municipal Corporation water supply only.

❖ **LIFT** :-

One four passenger semi-automatic lift (Lezer).

❖ **GENERAL** :-

All the internal approach roads shall be cement concrete (Jhama) and on edge of 125 mm brick point brick boundary wall upto height of 5' with both side plaster and paint. One main gate. Building shall be provided with water pump. Each Flat shall have separate W.B.S.E.D.C. Ltd. meter and the cost will be borne by the respective Flat Owners but the cost of the electric meter for the land Owners herein will be borne by the Developer herein.

**N.B.** :-

1. The Developer shall provide individual possession letter to the Owners at the time of handing over possession and C.C. from the sanctioned Authority afterwards soon after getting the same from the Kolkata Municipal Corporation.
2. No extra cost will be borne by the land Owners.

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

**SIGNED, SEALED AND DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1. *Sudip Das*

Alipore Police Court  
P.O.P.S. Alipore  
KOL-27

*Angan Kumar Sarkar*

*Jaijay Das Kar*

*Sanjib Samal*

Signature of the **OWNERS**

2. *Sanjib Samal*  
*Sanjib Samal*  
*do no. 29/9*

Drafted by me :-

*Ranjana Bhattacharya*

Advocate

Alipore Judges' Court, Kol : 27.

1783-494/2007

Computer Typed by :-

*Debasish Naskar*

**DEBASISH NASKAR**

Alipore Judges' Court, Kol : 27.

**LOKENATH CONSTRUCTION**

*Sankar Saha*

Partner

**LOKENATH CONSTRUCTION**

*Bibhas Mazumder*

Partner

Signature of the **DEVELOPER**

**MEMO OF RECEIPT**

**RECEIVED** of and from the within named Developer the within mentioned sum of Rs.3,00,000/- (Rupees Three Lac) only towards the non-refundable amount in terms of this Agreement, as per Memo below :-

**MEMO**

1. By cash Rs.2,00,000/-
  
2. By one A/C Payee Cheque being No.07.0689  
dated 0.../2.../2024 drawn on Central Bank  
of India, at its Purba Putiary Branch, for Rs.1,00,000/-

Total ..... Rs.3,00,000/-

**(RUPEES THREE LAC) ONLY**

**WITNESSES :-**











1. Sudip Das

2. Sudip Das

Anjan Kumar Sarker  
Anjan Sarker











Sanjit Sarker  
Signature of the **OWNERS**

Sanjit Sarker

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name: ANJAN KUMAR SARKAR

Signature: Anjan Kumar Sarkar

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name: SANJAY SARKAR

Signature: Sanjay Sarkar












	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: SANJIB SARKAR

Signature: Sanjib Sarkar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANKAR SAHA  
 Signature Sankar Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BIBHAS MAZUMDER  
 Signature Bibhas Mazumder

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....


  
সুদীপ দাস  
Sudip Das  
পিতা : সুনীল দাস  
Father : SUNIL DAS

জন্মতারিখ/DOB: 16/01/1977  
পুরুষ / Male

5628 8932 5572



আধার - সাধারণ মানুষের অধিকার

  
সুদীপ দাস  
Sudip Das

ঠিকানা: /: সুনীল দাস, মেমানপুর  
বিকেকানন্দ পল্লী, মহেশতলা (এম)  
বিকেকানন্দ পল্লী, দক্ষিণ ২৪ পরগনা  
পশ্চিম বঙ্গ,

Address: S/O: Sunil Das,  
MEMANPUR,  
VIVEKANANDA PALLY,  
Maheshtala (M), South 24  
Parganas, Vivekananda  
Pally, West Bengal, 700139

5628 8932 5572

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1603-02075/2024	Date of Registration	09/02/2024
Query No / Year	1603-2000342348/2024	Office where deed is registered	
Query Date	06/02/2024 5:58:14 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RUNUJA MUKHERJEE 18, JUDGES COURT ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339789846, Status :Advocate		
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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 25,50,000/-	Rs. 41,40,735/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



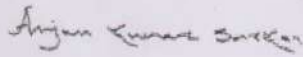


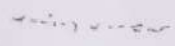


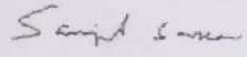
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyamandir Road, Mouza: Purba Putiyari, Premises No: 93, , Ward No: 114 JI No: 43, Pin Code : 700093

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-98 (RS :-)		Bastu	5 Katha 25 Sq Ft	25,00,000/-	40,73,235/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>8.3073Dec</b>	<b>25,00,000 /-</b>	<b>40,73,235 /-</b>	

#### 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.	50,000/-	67,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>50,000 /-</b>	<b>67,500 /-</b>	



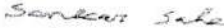


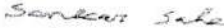


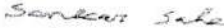









**Land Lord - Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ANJAN KUMAR SARKAR</b> Son of Mr AMARENDRA NATH SARKAR Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : -Office		 Captured	
	09/02/2024	LTI 09/02/2024	09/02/2024	
95, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FSxxxxxx3H, Aadhaar No: 25xxxxxxxx4139, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
2	<b>Name</b> <b>Mr SANJAY SARKAR</b> Son of Mr AMARENDRA NATH SARKAR Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	LTI 09/02/2024	09/02/2024	
95, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx9K, Aadhaar No: 50xxxxxxxx5672, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
3	<b>Name</b> <b>Mr SANJIB SARKAR</b> Son of Mr AMARENDRA NATH SARKAR Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	LTI 09/02/2024	09/02/2024	
95, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx6D, Aadhaar No: 64xxxxxxxx1271, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>LOKENATH CONSTRUCTION</b>                      196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative 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> <p><b>Mr SANKAR SAHA</b>                      Son of Late CHUNILAL SAHA                      Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>                       Captured  <small>Feb 9 2024 12:58PM LTI 09/02/2024</small> </td> <td>                       09/02/2024                 </td> </tr> <tr> <td colspan="4"> <p>6, POST OFFICE ROAD, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3B, Aadhaar No: 78xxxxxxxx6517 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p><b>Mr SANKAR SAHA</b>                      Son of Late CHUNILAL SAHA                      Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p>		 Captured <small>Feb 9 2024 12:58PM LTI 09/02/2024</small>	 09/02/2024	<p>6, POST OFFICE ROAD, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3B, Aadhaar No: 78xxxxxxxx6517 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p>			
Name	Photo	Finger Print	Signature										
<p><b>Mr SANKAR SAHA</b>                      Son of Late CHUNILAL SAHA                      Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p>		 Captured <small>Feb 9 2024 12:58PM LTI 09/02/2024</small>	 09/02/2024										
<p>6, POST OFFICE ROAD, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3B, Aadhaar No: 78xxxxxxxx6517 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p>													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Mr BIBHAS MAZUMDER (Presentant )</b>                      Son of Late BROJO GOPAL MAZUMDER                      Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>                       Captured  <small>Feb 9 2024 12:59PM LTI 09/02/2024</small> </td> <td>                       09/02/2024                 </td> </tr> <tr> <td colspan="4"> <p>196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4E, Aadhaar No: 23xxxxxxxx9320 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p><b>Mr BIBHAS MAZUMDER (Presentant )</b>                      Son of Late BROJO GOPAL MAZUMDER                      Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p>		 Captured <small>Feb 9 2024 12:59PM LTI 09/02/2024</small>	 09/02/2024	<p>196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4E, Aadhaar No: 23xxxxxxxx9320 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p>			
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<p>196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4E, Aadhaar No: 23xxxxxxxx9320 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PARTNER)</p>													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SUDIP DAS</b>                      Son of Mr SUNIL DAS                      ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>		 Captured <small>09/02/2024</small>	 09/02/2024

Identifier Of Mr ANJAN KUMAR SARKAR, Mr SANJAY SARKAR, Mr SANJIB SARKAR, Mr SANKAR SAHA, Mr BIBHAS MAZUMDER

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr ANJAN KUMAR SARKAR	LOKENATH CONSTRUCTION-2.7691 Dec
2	Mr SANJAY SARKAR	LOKENATH CONSTRUCTION-2.7691 Dec
3	Mr SANJIB SARKAR	LOKENATH CONSTRUCTION-2.7691 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr ANJAN KUMAR SARKAR	LOKENATH CONSTRUCTION-33.33333300 Sq Ft
2	Mr SANJAY SARKAR	LOKENATH CONSTRUCTION-33.33333300 Sq Ft
3	Mr SANJIB SARKAR	LOKENATH CONSTRUCTION-33.33333300 Sq Ft

**Endorsement For Deed Number : I - 160302075 / 2024**

**On 09-02-2024**

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

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

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

Presented for registration at 12:16 hrs on 09-02-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BIBHAS MAZUMDER ..

**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 41,40,735/-

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

Execution is admitted on 09/02/2024 by 1. Mr ANJAN KUMAR SARKAR, Son of Mr AMARENDRA NATH SARKAR, 95, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 2. Mr SANJAY SARKAR, Son of Mr AMARENDRA NATH SARKAR, 95, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by-caste Hindu, by Profession Business, 3. Mr SANJIB SARKAR, Son of Mr AMARENDRA NATH SARKAR, 95, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service

Indetified by Mr SUDIP DAS, , , Son of Mr SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-02-2024 by Mr SANKAR SAHA, PARTNER, LOKENATH CONSTRUCTION (Partnership Firm), 196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr SUDIP DAS, , , Son of Mr SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2024 by Mr BIBHAS MAZUMDER, PARTNER, LOKENATH CONSTRUCTION (Partnership Firm), 196, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr SUDIP DAS, , , Son of Mr SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053.00/- ( B = Rs 3,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2024 9:03PM with Govt. Ref. No: 192023240374809758 on 07-02-2024, Amount Rs: 3,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1956681194213 on 07-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

**Description of Stamp**

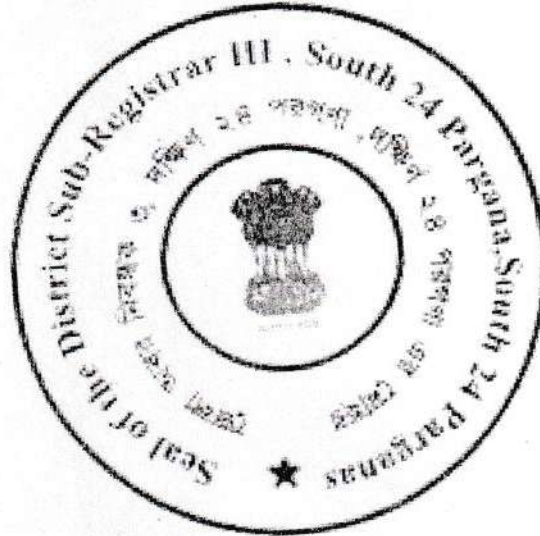
1. Stamp: Type: Impressed, Serial no 789, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
- Online on 07/02/2024 9:03PM with Govt. Ref. No: 192023240374809758 on 07-02-2024, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1956681194213 on 07-02-2024, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**  
**Registered in Book - I**  
**Volume number 1603-2024, Page from 53918 to 53957**  
**being No 160302075 for the year 2024.**



*Debasish Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.02.09 16:16:16 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 09/02/2024**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**  
**West Bengal.**