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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 163133

16/8/2021

2/14/2021

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of his document.

*[Signature]*  
 JdL District Sub-Registrar  
 Bidhannagar, (Salt Lake City)  
 16 AUG 2021

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this 16<sup>th</sup> day of August Two Thousand and Twenty One (2021).

BETWEEN





SMT. INDRANI SINGHA ROY, having PAN KAXPS3938A, Aadhaar No. 396997538785, wife of Swapan Singha Roy, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 411/A, Laxmi Nagar, Lichu Bagan, P. O. Motijheel, P. S. Dum Dum, Kolkata - 700 074, Dist. North 24-Parganas, hereinafter referred to and called as the "OWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D


TIRUPATI DEVELOPERS, (PAN AARFT6176B), having its Principal place of business at 20, Baguiati Road, Ambagan, Ground Floor, P.O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, represented by its Partners namely (1) SMT. CHAITALI NASKAR, having PAN ADGPN5647P, Aadhaar No. 498045226738, wife of Sri Tapan Naskar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at DC-60, Narayantala West, P. O. Deshbandhunagar, P. S. Baguiati, Kolkata - 700 059, Dist. North 24-Parganas and (2) SMT. CHANDRA GHOSH, having PAN BQIPG5499L, Aadhaar No. 470107062420, wife of Sri Mihir Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at EC-2, Ghoshpara, P. O. Deshbandhunagar, P. S. Baguiati, Kolkata - 700 059, Dist. North 24-Parganas, hereinafter referred to and called as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to include its Partners for the time being and the successors in its office and assigns) of the OTHER PART.

WHEREAS :-

A] The Owner herein purchased a plot of land measuring an area of 4 (four) Cottahs lying and situated under Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125B/1, comprised in C. S. Dag No. 354, R. S. Dag No. 337, under R. S. Khatian No. 220, at Salua, within the jurisdiction of Airport Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas by virtue of one Deed of Conveyance duly registered before the A.D.S.R. at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 10, Pages 237 to 256, Being No. 10252, for the year 2008 against valuable consideration mentioned thereon.

B] In that circumstances, said Owner herein became the absolute owner of the said property and recorded her name in the Records of Rights and obtained L. R. Khatian No. 1474, and since then the present owner herein is seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and



  
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without any interruptions from any corners together with right to sell, convey and transfer the same as she will think fit and proper.

C] The Owner is desirous of the construction of a G+4 storied building on the said plot of land consisting with various numbers of floors according to the drawing, plan and specification.

D] The Developer has agreed with the Owner for the construction of the said G+4 storied R.C.C. framed structure with brick built building consisting of multi-storied numbers of floors on the said plot of land as per drawing plan and specifications which to be approved and duly signed by the Owner and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and conditions hereinafter written.

E] The Owner hereby declares that the said plot of land is free from all encumbrances and the Owner has marketable title thereto.

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

**ARTICLES - I - DEFINATION :-**

**ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said G+4 storied brick built building.

**BUILDING** shall mean the said G+4 storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owner and sanctioned by the competent authority and to be constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

**BUILDING PLAN** shall mean drawings, plans and specifications for the construction of the said building which to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the developer after approval and duly signed by the Owner and any other Government Authority if required.

**COMMON AREAS AND FACILITIES** shall mean unless the context otherwise require the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned in the Schedule 'C' hereunder.

**OWNER'S ALLOCATION :**

It is agreed by the parties that the Owner shall be entitled to get 45% built up area of the proposed building together with the proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the building which to be allocated in the manner as follows :-

- a) Entire First Floor.
- b) Entire Second Floor.
- c) Balance on Ground Floor in a manner of either Shop or Garage.

Furthermore, the Owner shall also be entitled to get a sum of Rs. 5,00,000/- (Rupees Five Lac) only as refundable security deposit which to be paid by the Developer to the Owner at the time of execution of this Development Agreement.

The Owner shall compel to return back the said sum of Rs. 5,00,000/- (Rupees Five Lac) only to the Developer at the time of taking over her allocated portion.

**DEVELOPER'S ALLOCATION :**

- a) Entire Third Floor.
- b) Entire Fourth Floor.
- c) Balance on Ground Floor.


will be treated as Developer's Allocation together with undivided interest or share on the land along with all proportionate share on all common areas and facilities of the building and the Developer shall have right to sell, convey and transfer to others including the rights to collect the entire consideration for the same from them as they will think fit and proper and in that case the Owner shall not be entitled to raise any objection thereto in any manner whatsoever.

The Developer shall be liable to obtain Completion Certificate at its own costs and expenses and the Owner shall not be liable and / or responsible for any legal cases, but if any dispute shall arise in regards to the title of the property, the Owner shall be fully liable for the same.

It is noted herein that if the Developer shall be able to construct further storey then the Owner shall also be entitled to get 45% built up area on the said Floor.

**TRANSFER** with the grammatical variations shall mean transfer by way of sale of the built up space excepting the Owner's allocation to be transferred by the Developer for consideration to the intending transferee or transferees.



  
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TRANSFEREES shall mean the purchaser to whom any floor space in the said building will be transferred.

THE SAID PLOT OF LAND shall mean all the piece or parcel of land particularly mentioned and described in the Schedule 'A' hereunder.

ARTICLE - II :-

1. That the Owner shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications approved by the Owner and to be sanctioned by the competent authority and in conformity with the said details of construction and to sell the said built up space excluding the Owner's allocation to intending transferee selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer think fit and proper.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owner shall not be at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owner's allocation which will be handed over to the Owner in consideration of these presents as provided hereinafter.

1. The Developer shall bear and pay all such charges for the sanction of the completion of the proposed building plan as shall be required by the competent authority including mutation and conversion charges if any of the said plot of land to Bastu or Homestead land and shall comply with any sanction provision clearance or approval as may be required.

2. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owner and submitted by the Developer in all respect of Developer who shall pay, bear all fees charges and expenses required to be paid or deposited.

3. The Owner have also agreed that the Developer shall have the right to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all excluding the Owner's allocation at its risk and responsibility and the Owner not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.



**ARTICLE - IV - BUILDING** :-

**DEVELOPER** at its own costs or may with advance received from the intending transferees construct the said building on the said plot of land PROVIDED ALWAYS that the Owner shall not at all be responsible or liable for any such advance taken by the Developer, nor shall it be presumed that the Owner had consent to such advance. The Developer may at its own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements allocations of cement and steel solely for the purpose for the construction of the said building PROVIDED ALWAYS that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/or permanent connection and other inputs and facilities required for the construction for which purpose the Owner shall execute authorisation in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose for and in connection with the construction of the said building PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the Developer and the Owner shall not be liable for the same.

**ARTICLE -V- BUILDING ALLOCATION** :-

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owner the Owner's allocation which will absolutely belong to them and Owner shall not have any right, title, interest, claims or demand whatsoever to the remaining Developer's allocation thereon.

(ii) Until vacant possession of the Owner's allocation is given to the Owner the developer shall not have any right to transfer or deliver possession of other floors in the said building PROVIDED ALWAYS that after having delivered to the Owner the Owner's allocation in consideration of this Agreement the Developer shall be fully entitled to transfer other built up space at its sole discretion and the Owner shall not have any claim or interest for the consideration money received there from for the construction of the said proposed building.


(iii) The common areas facilities including stair case landings and corridors to be constructed in the said building shall be for the common use of the Owner or his assigns and transferees and other transferees of other flats for ingress to and egress from their respective floors to the main road.

**ARTICLE - VI - COMMON EXPENSES**

i) The Owner and Developer or their nominees shall pay and bear proportionate share of all ground rent property maintenance charges, Municipal taxes and dues and outgoings and all

her common expenses  
in respect of their shares  
associated of floor C  
building  
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Salt Lake City, Bhubaneswar

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other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972 in respect of their occupied space as may be determined jointly by the Owner and developer as associated of floor Owner be formed by the Owner and transferees of all other floors in the said building.

ii) **OWNER** shall until formation of the Association or Co-operative Society of floor Owner punctually and regularly pay the said common expenses to the developer and after the formation thereof to the association of floor Owner failure to do so, the Owner shall be liable for all claims actions demands and costs, charges and expenses and proceedings whatsoever and keep the developer indemnified and harmless consequent upon such default by the Owner in that behalf.

#### ARTICLES – VII – COMMON RESTRICTIONS

The Owner's allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation in the new building intended for the common benefits of all intending occupiers of the new building which shall include the following-

- i) Both Owner and the developer shall not use or permit to use of their respective allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof or any purpose which may cause any nuisance to the other occupiers of the new building.
- ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other.
- iii) Neither party shall have observe and performed all terms and conditions on their respective allocation to be observed and/or performed.

The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and duly and promptly pay all and whatsoever shall be payable in relation to the area in their respective possession.

- iv) Both the parties shall abide by all laws, bye laws rules and regulations of Government, local bodies as the case may be and shall attend to answer and be responsible for any deviations violation and/or breach of any of the said law and regulations.
- v) The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the new building in good working conditions and repair and in particular so as met to cause any damage to the new building or any other of their space or accommodation therein and shall keep other of their and/or the other occupiers of the building indemnified from and against the consequences of any.

vi) No goods or other articles shall be kept by the Owner or the developer or the intending transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of his own.

vii) The Owner shall permit the developer and its employees and agents with or without workmen and other at the responsible limits to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance of repairing any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas, water pipes and electric wires and for any similar purposes.

#### ARTICLE - VIII - OWNER'S OBLIGATIONS

i) OWNER shall clear up Govt. rent Municipal Tax and other outgoings payable in respect of the said plot land upto the date of these presents.

ii) During the continuance of the agreement the Owner shall not in any way cause any impediment or obstruction whatsoever in the construction of development of the said building by the developer but the Owner shall with or without their architect have full right to enter the said proposed building and to inspect the construction work carried on there by the developer.

iii) The Owner shall convey at the cost of the developer and/or transferee or transferees the proportionate share of the said plot of land to the intending transferees of their respective floors i.e. excluding the Owner allocation of the said building.

The Owner shall be members of any association or Co-operative Society that may be formed consisting of all intending flat Owners and shall abide by all the laws rules and regulations adopted by such association.

iv) Owner hereby declare they have good right and full power to enter into this agreement with the developer and the Owner hereby undertake to indemnify and keep indemnified the developer from and against any and all third party claims actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereon the construction will be made by the developer under this agreement.

v) The Owner undertake not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.

vi) To enable the developer to develop the said property. The Owner shall grant in favour of the developer Registered Power of Attorney at the time of execution of this Agreement and further the Owner shall get registered one General Power of Attorney unto the favour of the Developer, empowering themselves to sell, convey and transfer their allocated portions to others after obtaining the requisite permission from the competent authorities including the promoters call. But all actions shall be taken by the Developer.



DEVELOPER  
To pay all dues  
1. (a) To amount  
contracting  
the  
to



  
Addl. District Sub-Registrar  
Bhubaneswar, (Salt Lake Cir)

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DEVELOPER'S OBLIGATIONS

To pay all outgoings from the date of these presents :-

1. (a) To arrange appoint or nominate at its sole risk responsibility and cost of architect, contractors, sub-contractors or labourers for carrying out and proceed with this construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles tools and other implements and to hire and engage suppliers labour and to pay and meet with their remuneration fees and salaries. The Owner shall never be liable for any such dealings transaction by the developer.
- b) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owner and sanctioned by the competent authority and in conformity with the said details of construction.
- c) To complete the work of construction to the satisfaction of the Owner and shall do all other acts, deeds and things as maybe found necessary for smooth and expeditious constructions of the said building.
2. The construction work shall be at the sole risk and responsibility of the developer and it is mutually agreed and clearly understood that the Owner shall not be responsible for any Technical and/or Engineering defect in construction for which the developer shall be solely responsible and directly answerable to the concerned authority and to the Owner.
3. The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure thereof e.g. payments for building materials fees and remuneration of Architects labour payment etc. in such manner as the developer shall think fit and proper at its absolute discretion. The Owner shall not be liable or responsible for such payment or any part thereof.
4. If for any reason any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub-contractor's agent, architects, labour etc. in connection shall with the construction of the said building the developer shall be solely liable thereof and shall keep the Owner indemnified from any such losses or damages.
- 5) The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the Owner with in 30 (thirty) months from the date of obtaining the Sanction building Plan. Failing which, the Developer shall be liable to pay compensation to the Owner and the amount for compensation shall be determined on mutual discussion by the parties.
6. The Developer shall abide by all laws bye laws rules and regulations and sanction for the construction of the said building which shall be constructed by the Developer according to



the sanctioned plan the Developer shall reserve its right to make any minor change including the Owner's Allocation provided such change to be compensated by the transferees / purchaser and the Owner will not liable to pay any charge for these changes.

7. The Developer undertake to keep the Owner indemnified from and against all third party claim and actions arising out of any act or occasion the part of the developer in or relating to the construction of the said building.

8. As soon as the said building is completed in all respect as stated in clause (6) above the developer shall give notice in writing to the Owner under registered post to take possession of Owner's allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of proportionate share of common expenses as per article - VI above payable in respect of the Owner's allocation and the said proportionate rate to be determined prorate with reference to the salable flats i.e. Developer's Allocation in the said building.

#### ARTICLE - X - OWNER'S INDEMNITY

The Owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and or disturbances provided, the developer performs and fulfils all the terms and conditions herein contained and or its part to be observed and performed.

#### ARTICLES - IX - DEVELOPER'S INDEMNITY

- a) The developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of any sorts if act or omission in the building.
- b) The developer hereby undertake to keep the Owner indemnified against all actions suits costs proceedings and claims that matter may arise out of the developer's actions with regard to the development of the said property and/or in the manner if construction of the said building and/or for any defect therein.

#### ARTICLES - XII - MISCELIANEOUS

1. It is understood that from time to time to enable the construction of the said building by the developer various act, deeds, matters and things not herein specifically referred to may be legally required to be done by the developer for which may be legally required to be done by the developer for which may be required the authority of the Owner and various applications and other documents may be necessary to be signed or made by their for and in connection with the construction of the said building for which no specific provision has been made herein. The Owner undertake to sign and execute all such additional applications and other documents as may be required legally for those purpose.

2. The Owner and developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be constructed as partnership between the developer and the Owner or as joint venture between them.
3. All notice required to be given either to the Owner or the developer and to be sent under registered post or by hand delivery with proper receipt at their respective addresses given above or at any other address communicated in writing by the either party to the other party.
4. Approval of the building plan and specification by the Owner for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction.
- 5) If inspite of the developer complying with and performing the terms of this agreement the Owner causes any disturbance to the progress of the work or make breach of any of the terms to be completed with by them the Owner shall be liable to fully compensate the developer the loss which it may suffer thereby.

#### ARTICLES - XIII - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned alternatively at anytime of any dispute shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the Arbitration of a single Arbitrator, if the parties agree to the use otherwise two Arbitrator, one to be appointed by each of the parties in dispute and the same shall be deemed to be reference within the meaning of the Arbitration Act. Or any statutory modification thereunder in force or effect.

#### ARTICLES - XIV - JURISDICTION


Courts at Barasat Zone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the parties hereto.

#### THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 4 (four) Cottahs together with 100 sq. ft. pucca structure standing thereon on cemented flooring lying and situated under Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125B/1, comprised in C. S. Dag No. 354, R. S. & L. R. Dag No. 337, under R. S. Khatian No. 220, L. R. Khatian No. 1474, at Salua, Kolkata - 700136, within the jurisdiction of Airport Police Station, within the local limits of





  
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Bidhannagar Municipal Corporation, in the District of North 24-Parganas, which is butted and bounded as follows-

<u>ON THE NORTH</u>	:	Main Road <i>Silva Roypara Road</i>
<u>ON THE SOUTH</u>	:	R. S. Dag No. 337 (P)
<u>ON THE EAST</u>	:	R. S. Dag No. 337 (P)
<u>ON THE WEST</u>	:	R. S. Dag No. 338 (P)

THE SCHEDULE 'B' ABOVE REFERRED TO

OWNER'S ALLOCATION :

It is agreed by the parties that the Owner shall be entitled to get 45% built up area of the proposed building together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building which to be allocated in the manner as follows :-

- Entire First Floor.
- Entire Second Floor.
- Balance on Ground Floor in a manner of either Shop or Garage.

Furthermore, the Owner shall also be entitled to get a sum of Rs. 5,00,000/- (Rupees Five Lac) only as refundable security deposit which to be paid by the Developer to the Owner at the time of execution of this Development Agreement.

The Owner shall compel to return back the said sum of Rs. 5,00,000/- (Rupees Five Lac) only to the Developer at the time of taking over her allocated portion.

DEVELOPER'S ALLOCATION :

- Entire Third Floor.
- Entire Fourth Floor.
- Balance on Ground Floor.

will be treated as Developer's Allocation together with undivided interest or share on the land along with all proportionate share on all common areas and facilities of the building and the Developer shall have right to sell, convey and transfer to others including the rights to collect the entire consideration for the same from them as they will think fit and proper and in that case the Owner shall not be entitled to raise any objection thereto in any manner whatsoever.

The Developer shall be liable to obtain Completion Certificate at its own costs and expenses and the Owner shall not be liable and / or responsible for any legal cases, but if any dispute shall arise in regards to the title of the property, the Owner shall be fully liable for the same.

Chaitali Naskar





  
Dist. Sub-Registrar  
Kathmandu, (Salt Lake City)

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Bidhanagar, (Salt Lake City)

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It is noted herein that if the Developer shall be able to construct further storey then the Owner shall also be entitled to get 45% built up area on the said Floor.

**THE SCHEDULE 'C' ABOVE REFERRED TO**  
**COMMON AREAS COMMON FACILITIES AND COMMON EXPENSES**

The Owner of the land alongwith the other co-Owner, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- a) Land under the said building described in the Schedule - 'A'.
- b) All sides spaces, back spaces, paths, passages, drain ways in the land said building.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.
- d) Drains and sewers from the building in the Municipal connection drains and/or sewerage. Stair case and staircases landing.
- e) Lobbies in each floor.
- f) Common septic tank.
- g) Common water pump.
- h) Common water reservoirs (underground and overhead).
- i) Water and sewerage evicton from the pipes of the every units, to drain and sewerage common to the said building.
- j) Common electric line.
- k) Top roof of the said building.
- l) Common meter for common use.
- m) Meter room.

**SCHEDULE 'D' ABOVE REFERRED TO**  
**(SPECIFICATION)**

**Building Specification**

Foundation	:	R.C.C. Foundation.
Structure	:	R.C.C. Framed structure with anti-termite treatment in foundation.
Walls	:	Combination of R.C.C Share & Brick walls.

**Wall Finishing**

Exterior Finish	:	Finished with weather coat paint of reputed brand.
Interior Finish	:	Plaster of paris inside the flat and all common areas.
Toilets	:	Ceramic Tile Dado up to ceiling height and plaster of Paris.
Kitchen	:	Ceramic Tile Dado up to 2ceiling height above counters and Plaster of Paris.

**Flooring :**

Bed Rooms	:	Vitrified Tiles 600 x 600 m.m.
Dining-cum		
Drawing	:	Vitrified Tiles 600 x 600 m.m.
Kitchen	:	Anti Skid Ceramic Tiles
Toilets	:	Anti skid Ceramic Tiles
Lobby	:	Vitrified Tiles 600 x 600 m.m.
Stair case	:	Marble / stone.

**Other Finishes**

Kitchen Counter Granite counters top with honed edges and stainless sink.

**Door & Windows**

Main Door : Flush Door with both side paints with wooden frame along with night-latch at the entrance, polished on both sides with lock.

Internal Doors : Water proof Flush door.

Windows Fully glazed Aluminum anodized sliding window with M.S. grill.

**Electrical**

AC Power outlet at all bedrooms.

Geyser Power outlet at common Toilets.

Exhaust Fan outlet kitchen & all Toilets with cut-out

Ceiling fan outlet Electrical outlet and ceiling hook in all bedrooms, Living & Dining

Power Sockets - 15 Amps 2 No in each bed room, 3 Nos. in Living Dining and 2 No in Kitchen (Aqua guard, Kitchen hood & Micro Oven)

Call Bell at Main door with buzzer inside

Wiring concealed with MCB of Finolex / Havells

**Plumbing**

Kitchen : Provision for Aqua guard or similar purifier

Kitchen : Sink water outlet

Toilets : Hot & Cold water outlet in both toilets.

Sanitary ware : White Parry ware / Hind ware or equivalent

Control fixtures : Essco or equivalent

**Extra Charges :**

- Legal Charges - As per actual demand
- WBSEB Transformer/Sub Meter & Meter Connection - As per actual demand
- Maintenance Deposit -As per actual demand •
- Municipality Tax Deposit-As per actual demand •

Note - Rates are subject to revision



IN WITNESS WHEREOF the Owner and developer set and subscribed their respective hands and signature on the date, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata in the Presence of :-

1. *Dilip Hom Chaudhury*  
Advocate

2. *Basanti Ghosh*  
Basanti Ghosh Son  
Cal. 59

*Indrani Singha*

\_\_\_\_\_  
SIGNATURE OF THE OWNER

Drafted by :-

*Dilip Hom Chaudhury*  
[Dilip Hom Chaudhury]  
Advocate.  
(B.C.R. No. WB-713/78)  
High Court - Kolkata.

For Tirupati Developer

1. *Chaitali Naskar*


2. *Chandra Ghosh*

*Basanti*

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

GRN Detail  
GRN  
GRN



  
Additional District Sub-Registrar  
Bishnupur, (Salt Lake Circle)

16 AUG 2021



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

**GRN Details**

GRN:	192021220050643681	Payment Mode:	Online Payment
GRN Date:	12/08/2021 19:50:28	Bank/Gateway:	State Bank of India
BRN :	IK0BFPAHS9	BRN Date:	12/08/2021 19:08:20
Payment Status:	Successful	Payment Ref. No:	2001431461/2/2021

(Query No\*/Query Year)

**Depositor Details**

Depositor's Name:	TIRUPATI DEVELOPERS
Address:	DUM DUM PIN 700028
Mobile:	9874110838
Depositor Status:	Buyer/Claimants
Query No:	2001431461
Applicant's Name:	Mr AVIJIT GHOSH
Identification No:	2001431461/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

F - 2016/2021

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001431461/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2001431461/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>7041</b>

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.














SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Indrani Singha Roy

ATTESTED :- Indrani Singha Roy

	LH					
	RH.					

Chandra Ghosh

ATTESTED :- Chandra Ghosh

	LH.					
	RH.					

Chaitali Naskar





ভারত সরকার

भारत सरकार

Ministry of Identification, Government of India

Government of India

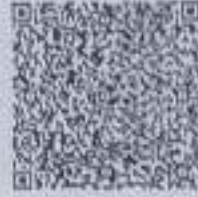
ভাপিকাঙ্কতির আই ডি / Enrollment No.: 1111/14324/01404

To  
ইন্দ্রানী সিংহ রায়  
Indrani Singha Roy  
411/A LAXMI NAGAR LICHUBAGAN  
South Dum Dum (M)  
Moljheel  
North 24 Parganas  
West Bengal 700074

28/08/2014  
166101907



ML661019072FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3969 9753 8785**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



ইন্দ্রানী সিংহ রায়  
Indrani Singha Roy  
পিতা : বরজা বল্লাব সিংহ রায়  
Father: BARJA BALLAV SINGHA ROY  
জন্মতারিখ / DOB : 21/04/1973  
মহিলা / Female



**3969 9753 8785**

আধার - সাধারণ মানুষের অধিকার

*Indrani Singha Roy*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
KAXPS3938A



नाम / Name  
INDRANI SINGHA ROY

पिता का नाम / Father's Name  
BRAJA BALLAY SINGHA ROY

जन्म की तिथि / Date of Birth  
21/04/1973

हस्ताक्षर / Signature



Indrani Singha Roy







*Chandra Ghosh*





भारत सरकार  
Government of India



Download Date: 05/12/2019



नाम  
CHANDRA GHOSH  
जन्म तिथि/DOB: 05/01/1979  
लिंग/ GENDER: FEMALE

Issue Date: 10/01/2019

4701 0706 2420

VID: 9123 1176 1162 8829

आमान आधान, आमान पसिधन

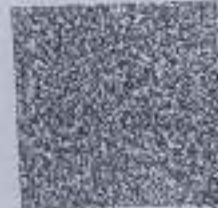


भारतीय पहचान प्राधिकरण  
National Identity Authority of India



पता:  
E C 2, आनंद, जगत नगर, गुरुकुल,  
बागवती नगरपालिका, उत्तर 24 पारगना,  
पिन कोड - 700056

Address:  
E C 2, GHOSH PARA, DESHBANDHU  
NAGAR, BAGUATI, Rajaraj, Coochpur (n),  
North 24 Parganas,  
West Bengal - 700056



4701 0706 2420

VID: 9123 1176 1162 8829

1847 | http://nidai.gov.in | www.uidai.gov.in

Chandra Ghosh







Chaitali Naskar



  
 [Redacted]  
 [Redacted]


চিতালী নস্কর  
**CHAITALI NASKAR**  
 পিতা : মদ্য মুখের্জী  
 Father: MADHAB MUKHERJEE

জন্ম তারিখ/DOB: 04/02/1977  
 লিঙ্গ / Female

  
**4980 4522 6738**

আধার - সাধারণ মানুষের অধিকার


Chaitali Naskar


  
 [Redacted]  
 [Redacted]


ঠিকানা: ডিডি, নারায়ণতলা পশ্চিম  
 দেশবন্ধু নগর, বাগুয়াটি  
 রাজহাট গোপালপুর (এস)  
 পশ্চিম বঙ্গ, ভারত ৭৪১০০৫

Address: DC-60,  
 NARAYANTALA WEST,  
 DESHBANDHU NAGAR,  
 BAGUATI, Rajahat  
 Gopalpur (M), North 24  
 Parganas, Desh Bandhu  
 Nagar, West Bengal, 700059

**4980 4522 6738**

 1847  
 1800 300 1847

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)





स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFT6176B



13052021

नाम / Name  
TIRUPATI DEVELOPERS

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
18/02/2021

Tirupati Developers  
Chaitali Narkari

Tirupati Developers  
Chandra Ghosh  
Partner



Year	I-1504-02016/2021	Date of Registration	10/08/2021
Year	1504-2001431461/2021	Office where deed is registered	1504-2001431461/2021
Date	09/08/2021 4:24:40 PM		
Applicant Name, Address & Other Details	AVIJIT GHOSH Thana : Ghoia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874110838, 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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 37,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roy Para Road (salua), Mouza: Salua, JI No: 3, Pin Code : 700136



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-337 (RS :-)	LR-1474	Bastu	Shali	4 Kotha	4,00,000/-	36,00,003/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					6.6Dec	4,00,000 /-	36,00,003 /-	

### 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.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	1,00,000 /-	1,00,000 /-	




**Lord Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Smt Indrani Singha Roy</b> Wife of Swapan Singha Roy Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			Indrani Singha Roy 16/08/2021
441/A, Laxmi Nagar, Lichu Bagan, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KAxxxxxx8A, Aadhaar No: 39xxxxxxxx8787, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 ,Place : Office , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tirupati Developers</b> 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Pargana West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<b>Smt Chaitali Naskar (Presentant)</b> Wife of Shri Tapan Naskar Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office			Chaitali Naskar 16/08/2021
DC-60, Narayantala West, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Pargan West Bengal, India, PIN:- 700059. Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ADxxxxxx7P, Aadhaar No: 49xxxxxxxx6738 Status : Representative, Representative of Tirupati Developers (as partner)				
2	<b>Smt Chandra Ghosh</b> Wife of Shri Mihir Ghosh Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office			Chandra Ghosh 16/08/2021

Ghoshpara, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female. By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BQxxxxxx9L, Aadhaar No: 47xxxxxxx2420 Status : Representative, Representative of : Tirupati Developers (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Ghosh</b> Son of Mr Subhash Ghosh Tegharia, City:- , P.O:- Jugberia, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110			<i>Avijit Ghosh</i>
	16/08/2021	16/08/2021	16/08/2021
Identifier Of Smt Indrani Singha Roy, Smt Chaitali Naskar, Smt Chandra Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Indrani Singha Roy	Tirupati Developers-6.6 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Indrani Singha Roy	Tirupati Developers-100.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roy Para Road (salua), Mouza: Salua, JI No: 3, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337, LR Khatian No:- 1474	Owner:সমীয়া গুর্দান, Address:সমীয়া, Classification:সমীয়া, Area:0.07000000 Acre,	Smt Indrani Singha Roy



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

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4E of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 16-08-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Smt Chaitali Naskar .

**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 37,00,003/-

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

Execution is admitted on 16/08/2021 by Smt Indrani Singha Roy, Wife of Swapan Singha Roy, 441/A, Laxmi Nagar, Lichu Bagan, P.O: Motijheel, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Ghosh, . . Son of Mr Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

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

Execution is admitted on 16-08-2021 by Smt Chaitali Naskar, partner, Tirupati Developers (Others), 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Avijit Ghosh, . . Son of Mr Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Smt Chandra Ghosh, partner, Tirupati Developers (Others), 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Avijit Ghosh, . . Son of Mr Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021/- ( B = Rs 5,000/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 5,000/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2021 7:51PM with Govt. Ref. No: 192021220050643681 on 12-08-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No: IK0BFPAES9 on 12-08-2021, 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 100/-, online = Rs 7,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3101, Amount: Rs.100/-, Date of Purchase: 13/08/2021, Vendor name: Mita D  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2021 7:51PM with Govt. Ref. No: 192021220050643681 on 12-08-2021, Amount Rs: 7,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No: IK0BFPAES9 on 12-08-2021, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

Ganapati Apt.  
- Tripuri dev.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 89968 to 90001  
being No 150402016 for the year 2021.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2021.08.25 10:58:33 +05:30  
Reason: Digital Signing of Deed.

*Deba*  
(Debajyoti Bandyopadhyay) 2021/08/25 10:58:33 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)