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

Addl. District Sub-Registrar
Sonarour, South 24 Parganas

30 SEP 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 30th day of September, 2019 (Two thousand and Nineteen)

BETWEEN

SMT SASWATI SARKAR (having PAN ARFPS7336B) Wife of Sri. Jayanta Sarkar, by faith Hindu, by occupation Housewife, by nationality Indian, residing at Tania Apartment, 2250 Garia Place, Post Office Garia, Police Station Sonarpur, Kolkata 700084, hereinafter called and referred to as the "**LAND OWNER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, nominees, successors, executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

BLUEWAVE CONSTRUCTIONS, a Proprietorship firm having its office at 12, Nilachal Complex, P.O. Narendrapur, P.S. Sonarpur, Kolkata 700103 represented by its proprietor **SRI ARUP KUMAR NAG** (having PAN ABSPN3216A), Son of Late Dipak Kumar Nag, by faith Hindu, by occupation Business, by nationality Indian, residing at 158, Green Park, P.O. Narendrapur, P.S. Sonarpur, Kolkata 700103, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the context shall mean and include his administrators, legal representatives and successors-in-interest) of the **OTHER PART**.

WHEREAS one Rajendra Nath Ghosh was the owner of a plot of land measuring about 4 Cottahs 1 Chittaks 14.8 sq.ft. lying and situated at, Mouza Baikunthapur, Pargana Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485, presently L.R. Khatian No. 2807, comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South) along with

other landed property. Being seized and possessed of the aforesaid plot of land; that said Rajendra Nath Ghosh recorded and mutated his name in the records of rayat and subsequently that said Rajendra Nath Ghosh died intestate leaving behind his wife Lakshmi Moni Ghosh as his legal heir, claimant and successor.

AND WHEREAS thereafter that said Lakshmi Moni Ghosh wife of Late Rajendra Nath Ghosh recorded her name in the records of rayat and being seized and possessed of the aforesaid landed property, that said Lakshmi Moni Ghosh wife of Late Rajendra Nath Ghosh sold, transferred and conveyed of a plot of land measuring about 4 Cottahs 1 Chittaks 14.8 sq.ft. lying and situated at Mouza Baikunthapur, Pargana Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485, presently L.R. Khatian No. 2807 , comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South) to one Ranjit Kumar Sarkar, alias Ranajit Kumar Sarkar through a registered deed of sale. The said deed was registered in the office of Sub Registrar, Sonarpur, vide its Book No. I, Volume No. 73, Pages 274 to 278, Being deed No. 4794 for the year 1974.

AND WHEREAS being seized and possessed of the aforesaid plot of land that said Ranjit Kumar Sarkar, alias Ranajit Kumar Sarkar constructed a pucca dwelling house upon the aforesaid premises.

Thereafter that said Ranjit Kumar Sarkar, alias Ranajit Kumar Sarkar gifted the entire plot of land measuring about 4 Cottahs 1 Chittaks 14.8 sq.ft. lying and situated at Mouza Baikunthapur, Pargana Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485, presently L.R. Khatian No. 2807 , comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South) morefully mention in the First Schedule below to his daughter Smt.

Saswati Sarkar through a registered deed of gift. The said deed of gift was registered on 18.05.2016 in the office of Additional District Sub Registrar, at Sonarpur, South 24 Parganas vide its Book No. I, Volume No. 1608, Pages 63603 to 63620, Being deed No. 2595 for the year 2016.

AND WHEREAS presently the Owner herein became the absolutely owned and possessed of ALL THAT piece and parcel of land measuring about 4 Cottahs 1 Chittaks 14.8 sq.ft. lying and situated at Mouza Baikunthapur, Pargana Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485, presently L.R. Khatian No. 2807, comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South) morefully mention in the First Schedule below, within the limits of the Rajpur Sonarpur Municipality, Ward No.14, more fully and particularly mentioned and described in the First Schedule hereunder written and she has now been possessing and enjoying the same.

AND WHEREAS the Owner has decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Rajpur Sonarpur Municipality. But due to paucity of funds and inexperience they are searching for a suitable Developer/s, who will carry out the said project.

AND WHEREAS the Owner herein of the One Part is not in a position to execute the work of development and as such she has decided to execute the said work of development through a Developer/Builder. And the party of the other Part herein having come to learn the intention and/or desire of the Owner and then the party of the other Part approached the Owner herein for the execution of the entire work of the development of the said property morefully

mentioned in the First Schedule hereunder written under terms and conditions as mutually agreed upon by and between the Parties herein.

AND WHEREAS it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

NOW THIS INDENTURE WITNESSETH AND IN IS HEREBY AGREED RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:-

ARTICLE - I DEFINITIONS

In these presents unless there is something repugnant to inconsistent with:-

1.1. OWNER :- SMT SASWATI SARKAR (having PAN ARFPS7336B) Wife of Sri. Jayanta Sarkar, by faith Hindu, by occupation Housewife, by nationality Indian, residing at Tania Apartment, 2250, Garia Place, Post Office Garia, Police Station Sonarpur, Kolkata 700084, hereinafter called the "OWNER".

1.2. DEVELOPER :- BLUE WAVE CONSTRUCTIONS, a Proprietorship firm having its office at 12, Nilachal Complex, P.O. Narendrapur, P.S. Sonarpur, Kolkata 700103 represented by its proprietor **SRI ARUP KUMAR NAG** (having PAN ABSPN3216A), Son of Late Dipak Kumar Nag, by faith Hindu, by occupation Business, by nationality Indian, residing at 158, Green Park, P.O. Narendrapur, P.S. Sonarpur, Kolkata 700103, hereinafter referred to as the "DEVELOPER"

1.3 PROPERTY (PREMISES): shall mean ALL THAT piece and parcel of land measuring more or less 4 Cottahs 1 Chittaks 14.8 sq.ft. lying and situated at Mouza Baikunthapur, Pargana Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485,

presently L.R. Khatian No. 2807 , comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South). Now the land is being known and called as Holding No. 66 under Rajpur Sonarpur Municipality, Jadav Sarkar Road, Police Station Sonarpur, Kolkata 700149 and is within the limits of Rajpur Sonarpur Municipality, Ward No. 14, more fully and particularly mentioned and described in the First Schedule hereunder written.

1.4 **PLAN:** shall mean and include the maps and plans that will be sanctioned by the Rajpur Sonarpur Municipality for the purpose of construction into new buildings on the said property. However, a proposed plan mutually agreed and signed (three sheets) enclosed herewith subject to approval and sanction by the Rajpur Sonarpur Municipality.

1.5 **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter any such construction would be made thereupon.

1.6 **COMMON FACILITIES & COMMON AMENITIES:** shall mean and include Corridors, Stair-Ways, Stair Case Building, Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/ Deep Tube Well (if any), Overhead Water Pump and Motor (if any), terrace and lift (if any), TOGETHER WITH ALL appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building.

1.7 **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means so be adopted for affecting a transfer of space in a building under the Law.

1.8 **TRANSFeree/PURCHASER:** shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said, land or any space on the proposed new building may hereinafter be agreed to be transferred and conveyed or on whose account any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

ARTICLE -II : INTERPRETATIONS

2.1. Any covenant by the land Owner and/or the Developer not to act or to do anything shall be deemed to mean and include their respective obligations not to perform the said Act or Thing to be done.

2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential purpose for exclusive use of Flat Owner in the Building available for independent use and occupation and garage / shop excepting what is due to the Owner and after making due provisions for common facilities and the space required therefore.

2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1. hereof.

ARTICLE - III : DATE OF COMMENCEMENT

3.1. This construction of new building shall be deemed to have commenced after getting the sanction of building plan from the Rajpur Sonarpur Municipality or before sanction of the building plan if required after demolishing the existing building.

ARTICLE - IV: LAND OWNER'S REPRESENTATION/ OBLIGATION

4.1. The land Owner is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, liens, lis pendens, claims, demands, liabilities, acquisition, requisition, whatsoever and the Owner hereby declares that with the execution of this agreement the First schedule property handover and delivered to the Developer and the Developer will prepare plan for sanction from the Rajpur Sonarpur Municipality and from the date of sanction of building plan and after demolishing the existing building for workable condition, the Developer will deliver the Owner in respect of owner's allocation within 24 months.

ARTICLE - V: DEVELOPER'S REPRESENTATION

5.1. The Developer Company herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed property.

5.2. The Developer Company herein has sufficient knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new building.

5.3. The Developer herein shall carry out the work of development on the said land and/or construction of the said new building as aforesaid strictly in accordance with the sanctioned plan of the Rajpur Sonarpur Municipality.

ARTICLE - VI: DEVELOPMENT WORK

6.1. The Land Owner do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the land:-

(A) By the completion of the construction work of the new buildings upon the said land consisting of residential flats including other spaces in or upon the said land in accordance with the sanctioned plan within 24 months from the date of plan sanction.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for sell or other documents and to register the same before the registering authority and to receive money and /or consideration from the intending buyers and /or purchasers.

(C) With the execution of this agreement the Owner hand over and deliver the vacant possession of the property unto and in favour of the Developer herein.

ARTICLE - VII: OWNER'S ALLOCATION

7.1. In consideration of the said land and in consideration of the land Owner already permitted and permitting and/or allowing the Developer herein to develop the said land in the manner and on the terms and conditions herein agreed and recorded the Developer herein shall at it's own cost and expenses erect and/or construct new building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality and the Owner's Allocation shall mean the Owner will get 40% of built-up area, i.e. the entire First floor (flat nos. 101, 102 & 103), 1BHK flat on the Third floor (flat no. 303), one shop (on the North-West corner of the building on the ground floor) and two car parking spaces in one row on the ground floor (on the east side of the building) of the entire constructed area of the newly constructed building consisting of several flats, shop units and car parking spaces on the different floor together with proportionate share of land underneath the newly constructed building on the landed property more fully mentioned in the First Schedule.

That after completion of the newly constructed building and before handing over the Owner' allocation, if it shall be found that the actual measurement of the flat of Owner is more than the agreed measurement of the flat of Owner, the Owner shall pay a proportionate sum of money to the Developer in lieu of the excess area and the same condition is equally applicable to the Developer in the then market rate.

It is to be stated that if there would be any GST, or any other service taxes to be imposed upon the Owner's allocation as per law to be implemented by the Central Govt. or State Govt., it will be borne by the Owner herein.

ARTICLE - VIII: DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the Rajpur Sonarpur Municipality. The Developer shall be entitled to hold, occupy, possess and enjoy 60% of the entire constructed area of the said new buildings excluding the OWNER'S ALLOCATION, along with the proportionate land appurtenant to the said new building which more fully has been written and described in Second Schedule Part-II hereunder written and the Developer shall be entitled to deal with and/or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of Developer's allocation from the Intending Purchasers and the land owner hereby grant consent and absolute authority for the same in favour of the Developer.

8.3. After completion of entire construction the Developer may construct another floor upon the roof of the newly constructed building provided that after getting proper sanction from the competent authority and the ratio of the Owner to the Developer allocation will be same (i.e., 40:60) in respect of the said newly constructed floor.

ARTICLE - IX: DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from The Rajpur Sonarpur Municipality, for the purpose of development and/or construction of new buildings in or upon the land.

9.2. The Developer shall defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there be any in connection with the said

land and development thereof and/or constructions of the proposed new building either against the Land Owner or the Developer or any party concerned and for which the all expenses shall be borne and paid by the Owner and Developer in a 40:60 (Owner : Developer) ratio.

9.3. It is agreed and made clear that the Land Owner herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building including lift and specific transformer for this project and in this regard, the Developer hereby agrees to keep the Owner absolutely indemnified and harmless.

9.4. The Developer herein shall keep the Owner absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Corporation Laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be retained appointed and/or employed by the Developer and in this regard the Owner shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7. Time is the main essence of this agreement and this has been agreed by and between the parties herein that after execution of this agreement the Developer will take necessary step to obtain the sanctioned plan from appropriate authority and the Developer will complete the entire construction work within 24 (twenty four) months from the date of sanction of the plan and handover the owner's allocations to the Owner. The final date of completion and handover of the Owner's allocation is the 31st of December, 2021.

9.8. During construction of the building the Developer shall accommodate the Owner in such suitable places at the cost of the Developer (upto a sum of Rs.10,000/- per month, to be paid in advance within the 7th of every month) till the handing over of the owner's allocation to the owner and after completion of the said project the Owner's allocation will be handed over to the Owner. If the Developer shall not complete and/or handover the owner's allocation in the stipulated time, then the Developer shall pay a sum of Rs.10000/- (Rupees ten thousands) only per month to the Owner as compensation starting the stipulated date of handover till the handover of the owner's allocation.

ARTICLE - X : OWNER'S OBLIGATION AND COVENANTS

10.1. The Land Owner shall sign and execute all applications and other Papers and Documents as may be required for obtaining sanction plan for construction of the proposed New Building at the said Premises.

10.2. The Land Owner shall render their best co-operation and subsistence to the Developer with regard to the development and construction as aforesaid as may from time to time be required if the Developer does not violates, ignores any of the agreed terms and conditions here in this agreement present.

10.3. The Land Owner shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection drainage connection as will or other Public services in or upon proposed New Buildings on the said land for habitable purpose.

10.4 The Land Owner shall from time to time and all times execute and register appropriate Deed of conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the Developer and/or its nominees/assignees and for the intending purchasers in relation to the respective flats/car parking space, and other spaces in regard to and out of the Developer's Allocation which such intending purchasers would agree to acquire the identified portion from the Developer's Allocation.

10.5. The Land Owner shall not in any manner object or obstruct for carrying out of the further development work of the said land and/or the construction of the said building by the Developer, herein. The Land Owner herein shall not permit other than the Developer, to anyone to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said land and/or construction of the new building proposed by the Developer.

10.6. The Land Owner herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or

any portion thereof, pending this agreement and/or the development work. It is worth to mention that the amount accrued from the salvage of the existing building would be divided in between the parties herein in equal share.

10.7. The Land Owner shall hand over all the original documents of the said property including the original deed, tax receipts, porcha, assessment certificate, etc. to the Developer for his convenience right after the registration of this Development agreement or the sanction of the building plan.

AND THE OWNER HEREBY FURTHER AGREES AND COVENANTS WITH THE DEVELOPER as follows:

a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provide the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written.

b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the Owner in connection with the development of the said premises, as lawful constituted attorney on behalf of the Owner, in the manner are as follows:

i. To sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications thereof by the Rajpur Sonarpur Municipality or other competent authorities.

ii. To appear and represent the Owner before various authorities and departments of the Rajpur Sonarpur Municipality namely drainage, water survey, valuation, assessment, fire brigade, law collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.

iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning Developer's allocation reserved by and under this agreement with the intending purchaser or purchasers such prices and/or consideration as the Developer in it's absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.

iv) To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.

v) To represent the owner before any Notary Public, Sub-Registrar or Registrar of Assurances, Kolkata for registration and acknowledge and register sale deeds, instruments and writings in respect of Developer's allocation in the proposed building for and on our behalf of the Owner and to admit the execution thereof and to do all other acts and deeds in that behalf as may or be to the Developer may seem necessary and expedient.

vi) The Owner hereby further declare, to execute a separate registered general power of attorney in favour of the Developer or its nominated person to

sell, transfer and convey the Developer's allocation and undertakes that the said General Power of Attorney shall not be revoked till the entire portion of the said Developer's allocation has been sold out and necessary deeds, writings and instruments executed and registered in favour of the prospective purchaser or purchasers concerning the said Developer's allocation provided that the Developer performs on it's part all the obligations under this agreement.

ARTICLE -XI: DEVELOPER'S RIGHT

11.1. The Developer herein shall be entitled to represent the land Owner before the Rajpur Sonarpur Municipality, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new buildings at the premises.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the Appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its discretion as desire.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Rajpur Sonarpur

Municipality or other appropriate Govt. Authorities and or departments for the purpose of completion of the development work and/or construction of New Building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Buildings and/or the several Residential Flats /Car Parking Spaces and other spaces of the new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion.

11.6. The intending purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats/Car Parking Spaces and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats/car parking spaces and other space of the proposed new Buildings and to receive and/or realize the Earnest Moneys, Part Payments and other consideration Moneys and appropriate the same without any objection by or on behalf of the Owner.

11.8. The Developer herein shall be at liberty and at its own discretion has the right to give mortgage/Lien/hypothecate with the interested parties exclusively from the part and portion of Developer's Allocation only without disturbing the owner's Part of allocation.

11.9. The Developer shall demolish the existing structure for construction of the new building as and when required by him for the sanction of the new building plan by Rajpur Sonarpur Municipality and the Developer shall have the right over salvage of the old building.

ARTICLE XII: RATES AND TAXES

12.1. Henceforth, The Developer and/or Buyer and/or Transferee of flats and other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings and the Owner also will pay proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new building in respect of Owner's allocation subject to handing over the possession of the owner's allocation to the owner by the developer. Prior to this all taxes will be paid by the Developer.

ARTICLE -XIII : POSSESSION TO THE LAND OWNER

13.1. This has been agreed by and between the parties herein that the Developer will give the Land Owner the possession of the Owner's Allocation in a ready and tenable condition within 24 (twenty four) months from the date of sanctioning of the building plan from the Rajpur Sonarpur Municipality and other authority concern and before delivery of possession of the owner's allocation to the Owner a fresh possession letter will be executed by the Developer for earmarking the Owner allocation which will be delivered to the Owner. After completion of the building the Developer shall take completion certificate from the concerned authority of the Rajpur Sonarpur Municipality within six months from the completion of the building. In other words; the

Developer shall complete the entire construction as well as legal procedure of the building within 24 (twenty four) months from the date of sanctioning of the building plan from the Rajpur Sonarpur Municipality and other authority concerned.

ARTICLE -XIV: TRANSFER

14.1. The Land Owner hereby agree to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest respect thereof in favour of the Developer and/or it's transferee(s) and/or Buys of land/flat or other spaces in respect of the Developer's Allocation in the new buildings, who may recommended for the purpose by the Developer; at or for the consideration as hereinbefore stated, provided Land Owner get their Allocation in time with full satisfaction as per the terms agreed upon.

ARTICLE -XV -STAMP & REGISTRATION FEES

15.1. The Developer and/or transferees and/or buyers of flats and other spaces in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the land Owner in respect of the proportionate undivided share in land and/or super-structure.

ARTICLE -XVI: DOCUMENTATION

16.1. All transfer, deeds as may from time to time required to be signed, executed, and registered by the Owner conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises

and all other deeds, documents, and instruments shall be prepared by the Ld. Advocate as may be decided upon by the Developer.

16.2. All fees, costs, charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of Developer allocation.

16.3. In all transfer deed from time to time should be required to execute and should be registered against the Developer's Allocation. The Developer shall join or caused to be joined as confirming Party, if so be advised.

ARTICLE -XVII: ARBITRATION

17.1. In case of any dispute of differences between the parties hereto the same shall be transferred to arbitration for adjudication under the provisions of the Indian Arbitration Act, 1940 and subsequent amendments thereof will be applicable herein. And the Ld. Advocate of this document will act as an Arbitrator.

ARTICLE -XVIII: JURISDICTION

18.1. The Courts at 24 Parganas (South) or concerned alone actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE -XIX: FORCE MAJURE

19.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations

prevented by the existence of the "FORCE MAJURE" and shall be suspended from the obligation during that duration of the "FORCE MAJURE".

19.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil commotion, strike and/or any other Act or Commission beyond the control of the parties hereto.

ARTICLE -XX: MISC. CONDITION AS AGREED UPON

20.1. The Developer shall put the Owner in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities within the time limit as specified in Article XIV.

20.2. The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building.

20.3. The Developer is also exclusively entitled to it's Developer's Allocation in terms of this contract within this, building with exclusive Right to transfer or otherwise deal with or dispose of the same without any right, claim, or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

20.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the Developer and receive Money and such other moneys as would be offered by such party or parties for purchase of flats or flat and shall also be entitled to have a Registered Power of Attorney to be executed by the Owner at the cost of the Developer authorizing the Developer to sell the undivided interest in the schedule mentioned plot proportionately to

the flat Owner on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

20.5. The Developer shall install and erect in the said building at it's own costs, pump, tube-well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, lift, care taker room, transformer (if needed), temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale of flats therein on "Ownership" and as mutually agreed.

20.6. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

20.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer is delivered by hand or sent by prepaid Regd. Post to the last known address of the Developer.

20.8. The Developer shall frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agrees to abide by all the Rules and Regulations to be formed by any Society/Association/Holding Association and/or any other Organization who will be in charge of such management of the affairs of the

building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

20.9. As and from the date of completion of the Construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear proportionate charges on account of Ground Rent and other Taxes payable in respect of their respective spaces.

20.10. The Building is to be constructed by the Developer in accordance with the specification and proposed plan duly sanctioned by the Municipality.

20.11. The Developer, if needed may borrow money/monies from any financial institution/s, Bank, Private Party, by giving hypothecation/lien/mortgage only the constructed part of the proposed new building against his (Developer's) Allocation as mentioned in Article VIII, hereinbefore, without infringe the right of Owner's/Landlady Allocation as fully mentioned in Article VII, hereinbefore.

20.12. That during the stipulated period if the OWNER die all the legal heir(s) shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heir(s) of the present OWNER if required in favour of the DEVELOPER as and when they shall be informed. On the contrary if the DEVELOPER dies during the stipulated period as within mentioned the legal heir of the DEVELOPER shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

And also without infringe the right title of the land on which the proposed new building will be constructed as more fully mentioned in the first Schedule hereinafter. Or more clearly to mention, the Developer will be allowed to borrow money/monies through giving mortgage/lien/hypothecation, against the Construction of Newly Proposed Building only to the extent of Developers Allocation and not for Land as a whole or any part thereof, and for Owner's Allocation. And the Developer shall be entitled to borrow money from any Bank without creating any financial liability on the Owner or affecting right.

ARTICLE - XXI : OWNER' INDEMNITY

21.1. The Owner do the hereby undertake that the Developer shall entitled to the said construction and shall enjoy its allocated space without any interference or disturbances, provided the Developer performs and fulfills all the terms and conditions herein contained and/or on it's part to be observed and performed.

ARTICLE - XXII: DEVELOPER'S INDEMNITY

22.1. The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 4 Cottahs 1 Chittaks 14.8 sq.ft. along with a two storied structure measuring about 1800 Sq.ft. each in two floors lying and situated at Mouza Baikunthapur, Pargana

Medanmalla, J.L. No. 37, R.S. No. 110, Touzi No. 251, C.S. Khatian No. 870 corresponding to R.S. Khatian No. 1485, presently L.R. Khatian No. 2807, comprising of C.S. and R.S. Dag No. 2244, presently L.R. Dag no. 2586 corresponding to L.R. Khatian No. 2807 and L.R. Dag No. 2586, S.R. and P.S. Sonarpur, District 24 Parganas (South). Now the land is being known and called as Holding No. 66, Jadav Sarkar Road, Police Station Sonarpur, Kolkata 700149 and is within the limits of Rajpur Sonarpur Municipality, Ward No. 14, and the land is being butted and bounded as follows:-

ON THE NORTH : House of Kanai Goswami

ON THE SOUTH : Municipal Road

ON THE EAST : House of Mohan Lal Mondal

ON THE WEST : Jadav Sarkar Road

THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

(OWNER ALLOCATION)

ALL THAT the Owner will get 40% of the built-up area, i.e. entire First floor (flat nos. 101, 102, and 103), one 1BHK flat on the Third floor (flat no. 303), one shop on the North-West corner of the building and two car parking spaces in one row on the ground floor (on the east side of the building) of the constructed area on the different floors of the building together with proportionate share of land underneath the newly constructed building on the property more fully mentioned in the First Schedule.

PART-II

(DEVELOPER'S ALLOCATION)

ALL THAT portions the entire property to be constructed at the aforesaid premises save and except the owner's allocation of the constructed area on the different floors of the building together with proportionate share of land

underneath the newly constructed building on the property more fully mentioned in the First Schedule.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. All costs of maintenance, operations, repairs, replacement services and white painting rebuilding reconstructing decorating redecorating of all other common areas/parts its fixtures fittings electrical wiring and equipment's in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners. Sweepers, liftman etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and/or organization and payment of all charges incidental thereto.
5. Sinking Fund and other contributions, if any.
6. Municipal Corporation and other rates and taxes and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.

7. All such other expense and outgoings as are deemed by the Developer and/or the Association or Co-operative Society or Private Limited Company to be necessary for or incidental thereto.
8. Electricity expenses for lighting all the common parts outer wall of the building, parking space and for operation of all the common areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts/Common Areas and Facilities)

1. Drains and sewers from the premises to the Rajpur Sonarpur Municipality Duct.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. The Drivers, durwans, maintenance and care taker staff restroom with electrical wiring switches and points fittings and fixtures (if any).
4. Terrace, Boundary walls of the premises including outside of the walls of the building and main gates, staircase, lift and any vacant spaces.
5. Water pump and motor with installation and room therefore.
6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.

7. Electrical wiring meters and fittings and fixture for lighting the staircases lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore.
8. Windows/doors/grills and other fittings of the common area of the premises.
9. Such other common parts areas equipment's installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.
10. New electric transformer for this new building (if required).

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)**

<u>FOUNDATION</u>	:	Reinforced cement concrete footings. Cement to be used will be of Ultratech, Ramco, MP Birla or equivalent.
<u>STRUCTURE</u>	:	R.C.C. Frame structure. TMT bar to be used will be ISI certified Fe 450 grade for the least.
<u>BRICK-WORK</u>	:	AAC Blocks to be used (Biltech or equivalent)
<u>ALL FLOOR</u>	:	Entirely finished with Vitrified floor Tiles (size 24"x24") SKIRTING: 4" floor tiles.
<i>TOILET & W.C.</i>	:	Two European Commode with High Density P.V.C. Cistern, O/H Shower (C.P.), With hot cold

		line in main toilet. Toilet wall: 6' ft. Height colour Glazed Tiles 18"x12" Floor: Ceramic floor tiles.(16 X 16)
<u>KITCHEN</u>	:	a) Cooking Platform: GREEN MARBLE. b) STEEL SINK c) Up to 3' above from kitchen Top Level plain colour Glazed Tiles 18"x 12" FLOOR: Vitrified floor tiles. (24" x 24")
<u>DOOR</u>	:	Main And Inside: 35 mm thick flash door phenol bonded Doors, Godrej night latch will be provided to the Main door with one eye pipe and each BED ROOM: one ordinary lock 6" Heavy duty Aluminium tower bolt and door stopper.
<u>WINDOW</u>	:	Aluminium frame with sliding glass window with M.S. GRILL. Stair- M.S. Plain grill railing.
<i>ELECTRICALS</i> <i>(Excluding electrical fittings.)</i>	:	a) Concealed wiring Heavy Duty Copper Wire (Finolex or equivalent) b) Electrical calling Bell Point only. c) In Bed Room: one fan and two light points One Plug Point, one A.C. line with switch. In living / dining: Two fan points, two light points, three power point, one power point & one exhaust point in kitchen, one light and exhaust point in toilet & W.C. Geyser point in toilet.

Drafted by
Prabin Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.

<u>OVERHEAD TANK</u>	:	RCC Tank
<u>SANITARY & PLUMBING</u>	:	Each flat would be provided with One Wash Basin of matching size in suitable place. INSIDE: Concealed pipe line with Heavy Density P.V.C. Pipe. OUTSIDE: Heavy Density P.V.C. Soil Pipe.
<u>BASIN/PAN/COMMODE</u>	:	WHITE- HINDWARE / CERA / PARRYWARE.
<u>PAINTING</u>	:	INTERNAL WALL: Plaster Of Paris. EXTERNAL WALL: Weather Coat (Asian Paints / Berger or equivalent)
<u>DOORS</u>	:	2 (TWO) coats coloured synthetic Enamel Paint.
<u>LIFT</u>	:	4 Passengers carrying capacity lift will be provided

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

SIGNED SEALED AND DELIVERED by
the above named parties at Kolkata in the
presence of

WITNESSES:

1) JAYANTA SARKAR
Jayanta Sarkar
Taniya Apartment;
Flat - 4D
2250 Garia Place
Kolkata - 700084

2) Aloke Sarkar
Kali Nagar.

Saswati Sarkar,
SIGNATURE OF THE OWNER

BLUE WAVE CONSTRUCTIONS

Arun K. Das,

Proprietor

SIGNATURE OF THE DEVELOPER

30 SEP 2019

S.L. No. 4802 Date.....
Name Sai Anup Kumar Nag
Address 158 Green park p.c. - Sonarpur
Value 102 Kol-103

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150



Jayante Sarkar
Son of Late Jogendra Chandra Sarkar
Tanya Apartment; Flat - 4D
2250 Garia Place
Kolkata - 700084
(Retired)

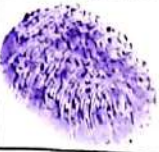
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

30 SEP 2019



↖
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

30 SEP 2019

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME SASWATI SARKAR SIGNATURE Saswati Sarkar

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

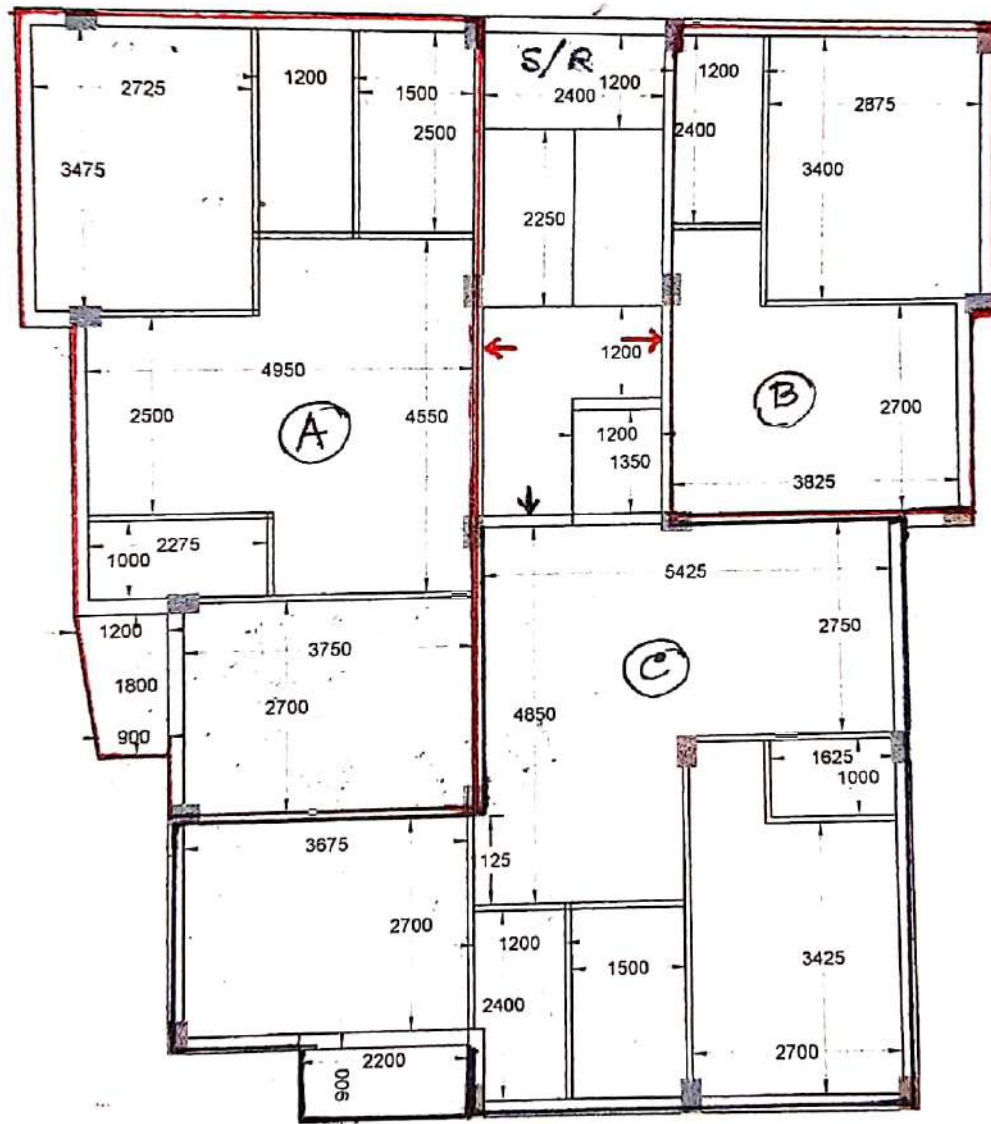
NAME SIGNATURE

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME ARUP KUMAR NAG SIGNATURE Arup K Nag

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME SIGNATURE

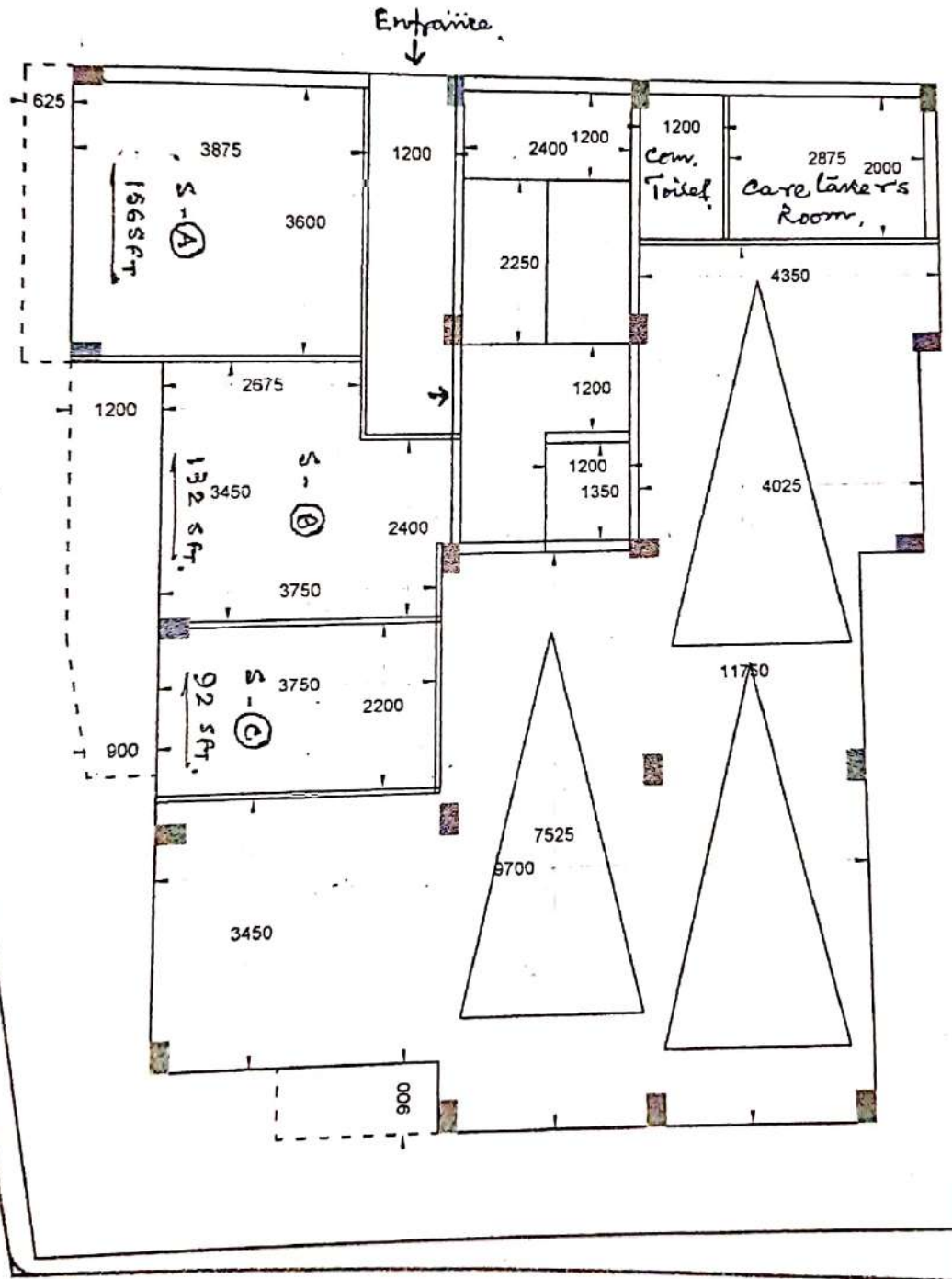


TYP. 1st./2nd./3rd FLOOR PLAN (PROPOSED).

BLUE WAVE CONSTRUCTIONS

Proprietor

Sarwati Sarkar,



GR. FLOOR PLAN (PROPOSED).

Saswati Sarkar,

BLUE WAVE CONSTRUCTIONS

Asmita K. Nayak
Proprietor

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-008038673-1

GRN Date: 30/09/2019 11:05:15

BRN: CKK7317862

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 30/09/2019 11:05:57

DEPOSITOR'S DETAILS

Id No. : 16080001573163/2/2019
(Query No./Query Year)

Name : ARUP KUMAR NAG

Contact No. :

Mobile No. : +91 9433357135

E-mail :

Address : 158 GREEN PARK KOL 103

Applicant Name : Mr S N Chowdhury

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080001573163/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	7010
2	16080001573163/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7031

In Words : Rupees Seven Thousand Thirty One only

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ARFPS7336B



नाम /NAME
SASWATI SARKAR

पिता का नाम /FATHER'S NAME
RANJIT SARKAR

जन्म तिथि /DATE OF BIRTH
26-08-1964

हस्ताक्षर /SIGNATURE

Saswati Sarkar

[Signature]

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Saswati Sarkar.

Saswati Sarkar,



ভারতীয় চিহ্নিত পরিচয় আধিকার

ভারত সরকার

Unique Identification Authority of India

উদা/নামাধিকার: ভারত সরকার

নথীভুক্তকরণ নং/Enrolment No.: 1214/70002/02919

To: Saswati Sarkar
(শাস্বতী সরকার)
Taniya Apartment, Flat No 4D
2250 Garia Place
Garia
South Twenty Four Parganas
West Bengal - 700084
Mobile : 9830139570

Date: 23/10/2011

Ref. No : 00003828-00118990-00090922-Garia



UA 07841974 0 IN

আপনার আধার সংখ্যা/Your Aadhaar No. :

4807 7208 7153

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



শাস্বতী সরকার
Saswati Sarkar
পতি : জয়ন্ত সরকার
Husband : Jayanta Sarkar
জন্ম সাল / Year of Birth : 1964
মহিলা / Female

4807 7208 7153



আধার – সাধারণ মানুষের অধিকার

Saswati Sarkar



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17544/00901

09/03/2014
to
Arup Kumar Nag
অরুণ কুমার নাগ
S/O: Dipak Kumar Nag
158
GREENPARK
Rajpur Sonarpur(M)
Narendrapur, South 24 Parganas
West Bengal - 700103



KL812809582FT
81280958



আপনার সংখ্যা / Your No. :

2912 2794 9008

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অরুণ কুমার নাগ
Arup Kumar Nag



জন্মতারিখ/DOB: 02/02/1957
পুরুষ / Male

2912 2794 9008



- সাধারণ মানুষের অধিকার

Arup K. Nag

Major Information of the Deed

Deed No :	I-1608-05509/2019	Date of Registration	30/09/2019
Query No / Year	1608-0001573163/2019	Office where deed is registered	
Query Date	29/09/2019 1:49:04 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S N Chowdhury Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 41,74,386/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

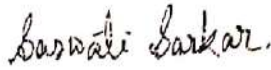
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JADAV SARKAR ROAD, Mouza: Baikunthapur, JI No: 37, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2586	LR-2807	Bastu	Bastu	4 Katha 1 Chatak 14.8 Sq Ft	5,00,000/-	28,58,136/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.737Dec	5,00,000 /-	28,58,136 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1,00,000/-	13,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	1,00,000 /-	13,16,250 /-	

Lord Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Saswati Sarkar (Presentant) Wife of Mr Jayanta Sarkar Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	Photo  30/09/2019	Finger Print  LTI 30/09/2019	Signature  30/09/2019
Tani Apartment 2250 Garia Place, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ARFPS7336B, Aadhaar No: 48xxxxxxxx7153, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				

Developer Details :

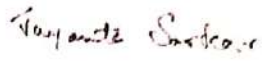
SI No	Name,Address,Photo,Finger print and Signature
1	BLUE WAVE CONSTRUCTION 12 Nilachal Complex, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 , PAN No.: ABSPN3216A, Aadhaar No: 29xxxxxxxx9008, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arup Kumar Nag Son of Late Dipak Kumar Nag Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	Photo  Sep 30 2019 1:49PM	Finger Print  LTI 30/09/2019	Signature  30/09/2019
158 Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABSPN3216A, Aadhaar No: 29xxxxxxxx9008 Status : Representative, Representative of : BLUE WAVE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
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Jayanta Sarkar (Jogendra Chandra Sarkar Apartment 2250 Garia Place, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084)			
Identifier Of Mrs Saswati Sarkar, Mr Arup Kumar Nag	30/09/2019	30/09/2019	30/09/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Saswati Sarkar	BLUE WAVE CONSTRUCTION-6.73704 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Saswati Sarkar	BLUE WAVE CONSTRUCTION-1800.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JADAV SARKAR ROAD, Mouza: Baikunthapur, JI No: 37, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2586, LR Khatian No:- 2807	Owner:রঞ্জিত কুমার সরকার, Gurdian:অনাথ না সরকার, Address:নিজ , Classification:বাস্য, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160805509 / 2019

On 30-09-2019

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 30-09-2019, at the Office of the A.D.S.R. SONARPUR by Mrs Saswati Sarkar, Executant.

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 41,74,386/-

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

Execution is admitted on 30/09/2019 by Mrs Saswati Sarkar, Wife of Mr Jayanta Sarkar, Tani Apartment 2250 Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Jayanta Sarkar, , Son of Jogendra Chandra Sarkar, Tani Apartment 2250 Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 30-09-2019 by Mr Arup Kumar Nag, Proprietor, BLUE WAVE CONSTRUCTION (Sole Proprietorship), 12 Nilachal Complex, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Identified by Mr Jayanta Sarkar, , Son of Jogendra Chandra Sarkar, Tani Apartment 2250 Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2019 11:05AM with Govt. Ref. No: 192019200080386731 on 30-09-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK7317862 on 30-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4802, Amount: Rs.10/-, Date of Purchase: 30/09/2019, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2019 11:05AM with Govt. Ref. No: 192019200080386731 on 30-09-2019, Amount Rs: 7,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK7317862 on 30-09-2019, Head of Account 0030-02-103-003-02

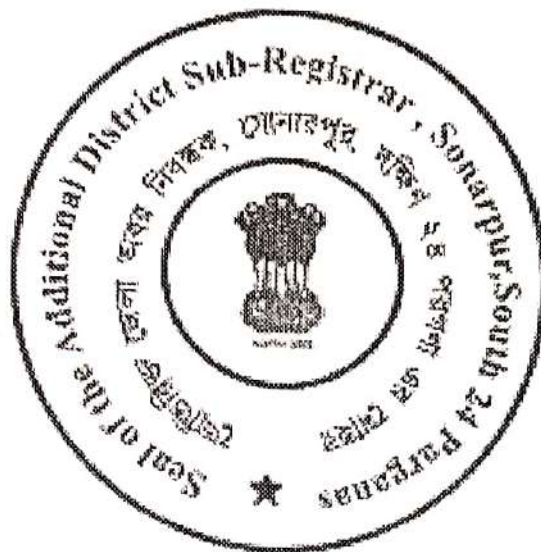


Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 150303 to 150347
being No 160805509 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2019.10.23 16:23:25 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 23-10-2019 16:22:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)