



पश्चिम बंगाल WEST BENGAL

3/276/326/23

AP 152446

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Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs

04 DEC 2023

DEVELOPMENT AGREEMENT

1. Date : 04.12.2023

2. Place : Kolkata

3. Parties :

3.1 USHA CHAKRABORTY [PAN,
AOTPC3350C], [AADHAAR

4897

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

DATE
ADJ
RE
10 APR 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
9-8-2, K. S. Roy Road, Kol-1



Rajarat Sub-Registrar,
Rajarat, New Town, North 24 Pgs

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NO. 658245890696] & [MOBILE NO. 9007732725], wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

3.1.1 **SAYAN CHAKRABORTY [MINOR], [AADHAAR NO. 872854100982]**, son of Late Tapas Chakraborty, grand son of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by his natural guardian, his mother, **USHA CHAKRABORTY [PAN. AOTPC3350C], [AADHAAR NO. 658245890696] & [MOBILE NO. 9007732725]**, wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

3.1.2 **SOUMI CHAKRABORTY [PAN. CQDPC1209A], [AADHAAR NO. 686925256902] & [MOBILE NO. 7439466202]**, daughter of Late Tapas Chakraborty, grand daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Hereinafter jointly called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**.

AND

3.2 **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24



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Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, representative, and assigns) of the **OTHER PART**

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Project/Schedule Property : ALL THAT piece and parcel of Salt land measuring 7 (Seven) Decimals be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatiara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Landowners have made the following representation and given the following warranty to the Developer regarding title.

5.1.1 CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) USHA CHAKRABORTY, (2) SAYAN CHAKRABORTY (MINOR) & (3) SOUMI CHAKRABORTY, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, IS AS FOLLOWS :

5.1.1.1 Absolute Ownership of Pulin Chandra Das under Deed No. 6039 for the year 1960 : One Pulin Chandra Das was the absolute owner of ALL THAT



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piece and parcel of land measuring 9 (Nine) Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by way of purchasing the same from one Atul Chandra Naskar, son of Late Parikshit Naskar, by the strength of a Registered Deed of Conveyance, which was registered 12.07.1960, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 77, Pages 190 to 192, being Deed No. 6039 for the year 1960.

Demise of Pulin Chandra Das : While in absolute possession and absolute ownership over the aforesaid property, the said Pulin Chandra Das died intestate, leaving behind his wife namely Molina Das, two sons namely (1) Babu Das & (2) Robin Das, and also one daughter namely Purnima Biswas, wife of Madhu Biswas, as his heirs and successors in interest in respect of the aforesaid land, left by the said Pulin Chandra Das, since deceased.

Absolute Joint Ownership of (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and deceased father, Pulin Chandra Das, the said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas, became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring 9 (Nine) Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

Joint Sale by the said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas & Remaining Ownership : The said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas, jointly sold, transferred and conveyed land measuring 2 (Two) Decimals more or less out of their aforesaid total plot of land measuring 9 (Nine) Decimals more or less to any third parties and after sale, the said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas, became the absolute joint owners of the rest of the land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the



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5.1.1.5 **Joint Sale by the said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas to one Tapas Chakraborty @ Tapas Kumar Chakraborty**
The said said (1) Molina Das, (2) Babu Das, (3) Robin Das & (4) Purnima Biswas, jointly sold, transferred and conveyed their aforesaid plot of land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Tapas Chakraborty @ Tapas Kumar Chakraborty, son of Late Jiban Kumar Chakraborty, by the strength of a Registered Deed of Conveyance, which was registered on 22.11.1985, registered in the office of the Additional District Registrar, Barasat, North 24 Parganas, and recorded in Book No. 1, Volume No. 54, Pages 346 to 353 (A), being Deed No. 4139 for the year 1985.

5.1.1.6 **Absolute Ownership of Tapas Chakraborty @ Tapas Kumar Chakraborty under Deed No. 4139 for the year 1985** : Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 4139 for the year 1985, the said Tapas Chakraborty @ Tapas Kumar Chakraborty, became the absolute owner of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.1.7 **Demise of Tapas Chakraborty @ Tapas Kumar Chakraborty** : While in absolute possession and absolute ownership over the aforesaid property, the said Taps Chakraborty @ Tapas Kumar Chakraborty died intestate on 11.10.2020, leaving behind his wife namely Usha Chakraborty, minor son, Sayan Chakraborty and only daughter namely Soumi Chakraborty, as his heirs and successors in interest, in respect of the aforesaid property, left by the said Tapas Chakraborty @ Tapas Kumar Chakraborty, since deceased.

5.1.1.8 **Absolute Joint Ownership of (1) Usha Chakraborty, (2) Soumi Chakraborty & (3) Sayan Chakraborty** : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and deceased father, Tapas Chakraborty @ Tapas Kumar Chakraborty, the said (1) Usha Chakraborty, (2) Soumi Chakraborty & (3) Sayan Chakraborty (Minor), Landowners herein, have become the absolute joint owners of the aforesaid property, i.e. **ALL THAT** piece and parcel of



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Sali land measuring 7 (Seven) Decimals be the same a little more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, in the District North 24 Parganas, and which is morefully described in the First Schedule hereunder written.

6. **DESIRE OF DEVELOPMENT OF THE LAND :**

- 6.1 **Desire of Development :** The said Landowners herein have jointly expressed their desire to develop the aforesaid plot of land which is morefully described in the First Schedule hereunder written, by constructing a multi storied building/s thereon, and the present Developer has accepted the said proposal and the present Landowners have decided to enter into the present Development Agreement with the Developer herein for the said demarcated plot of land mentioned above and explicitly described in the First Schedule hereunder written.

7. **DEFINITION :**

- 7.1 **Building :** Shall mean multi storied building/s so to be constructed on the schedule property.
- 7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other amenities and facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 7.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/shop/garages for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 7.1.3 **Landowners' Allocation :** Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.



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7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.

7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.

7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.

7.1.7 **Building Plan** : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the competent authority for construction of the building including its modification and amenities and alterations.

7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat/unit plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.

7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus service area.

8. **LANDOWNERS' RIGHT & REPRESENTATION :**

8.1 **Indemnification regarding Possession & Delivery** : The Landowners are seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

8.1.1 **Free From Encumbrance** : The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.



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9. **DEVELOPER'S RIGHTS :**

9.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement.

9.1.1 **Right of Construction :** The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.

9.1.2 **Construction Cost :** The Developer shall carry total construction work of the present multi storied building at his own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

9.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.

9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possssion/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his own name but without creating any liability on the Landowners.

9.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

9.1.6 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer, and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

9.1.7 **Possession to the Landowners :** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.



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9.1.8 **Possession to the intending purchaser :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.

9.1.9 **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners in respect of Developer's Allocation.

10. **CONSIDERATION :**

10.1 **Permission against Consideration :** The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

11. **DEALING OF SPACE IN THE BUILDING :**

11.1 **Exclusive Power of Dealings of Landowners :** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

11.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. **NEW BUILDING :**

12.1 **Completion of Project :** The Developer shall at his own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/units therein on ownership basis and as mutually agreed upon.



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12.1.2 **Architect Fees etc.** : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.

12.1.3 **Municipal Taxes & Other Taxes of the Property** : The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowners will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on their allocated portion or Owners' Allocation only.

12.1.4 **Upkeep Repair & Maintenance** : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

13.1 **Delivery of Possession** : As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.

13.1.1 **Payment of Municipal Taxes** : Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.



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- 13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14. **COMMON RESTRICTION :**

- 14.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.



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- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.8 The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. **LANDOWNERS' OBLIGATION:**

15.1 **No Interference :**

The Landowners hereby agree and covenant with the Developer :

- i) not to cause any interference or hindrance in the construction of the building by the Developer.
- ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.



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16. **DEVELOPER'S OBLIGATIONS :**

16.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanctioning the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation

16.1.1 **Penalty :** If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.2,000/- (Rupees Two Thousand only) per month to the Landowners as demurrage.

16.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowners :

- i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17. **LANDOWNERS' INDEMNITY :**

17.1 **Indemnity :** The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes to keep the Landowners :

- i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.



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- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19 **MISCELLANEOUS :**

- 19.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

- 19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

- 19.1.2 **Not Responsible :** The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

- 19.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



Regional District Sub-Registrar,
Rajahmundry, New Town, North 24 Pgs

04 DEC 2023

19.1.3 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

19.1.4 **Name of the Building** : The name of the building shall be given by the developer in due course.

19.1.5 **Right to borrow fund** : The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of her estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

19.1.6 **Documentation** : The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

19.1.7 **Electrical Transformer** : The Electrical Transformer will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.

20. **FORCE MAJEURE** :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.



Additional Member Sub-Registrar,
Kapaal, New Town, North 24. Pgs

04 DEC 2023

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Additional Member Sub-Registrar,
Rejaneal, New Town, North 24-Ags

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Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

21. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.

Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Land & Premises]

ALL THAT piece and parcel of Sali land measuring **7 (Seven) Decimals** be the **same a little more or less**, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69,



Additional copies: Sub Director,
Department of Health, New York City

04 DEC 2023

R.S. Khatian No. 1023, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatiara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

- ON THE NORTH : 10 ft. Passage (Hatiara Road) & Land of Usha Chakraborty & Others.
ON THE SOUTH : Ganapati Garden.
ON THE EAST : Land of Mihir Kumar Sarkar & Suman Saha.
ON THE WEST : Land of Debdas Samajdar & Others.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

1. The Landowners will get an area measuring 35% constructed area in form of flats/garages to be allotted from any floor in the proposed building, so to be constructed by the developer on the schedule land morefully described in the First Schedule hereinabove written.

Later on, after preparation of the Floor Plan, the flats/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats/units within the purview of the Landowners' Allocation.

2. The Landowners will also get a sum of Rs.15,65,000/- (Rupees Fifteen Lakh Sixty Five Thousand) only as security deposit, to be paid by the developer by the Developer to the Landowners in following installments :




Additional District Sub-Registrar,
Rajarat, New Town, North 2 L Pgs

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- (i) First installment amounted to Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand) only to be payable at the time of signing, executing and registering of this present agreement.
- (ii) Second installment amounted to Rs.7,30,000/- (Rupees Seven Lakh Thirty Thousand) only to be payable at the time of vacating the schedule property in favour of the developer herein.
- (iii) Third installment amounted to Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand) only to be payable within 12 (Twelve) months from the date of vacating the schedule property.
- (iv) Fourth and final installment amounted to Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand) only to be payable within 24 (Twenty Four) months from the date of vacating the schedule property.

It is to be noted here that out of the aforesaid total security deposit amounted to Rs.15,65,000/- (Rupees Fifteen Lakh Sixty Five Thousand) only, (i) Rs.10,25,000/- (Rupees Ten Lakh Twenty Five Thousand) only will be treated as refundable security deposit & (ii) Rs.5,40,000/- (Rupees Five Lakh Forty Thousand) only will be treated as forfeit/non-refundable security deposit.

The aforesaid refundable security deposit amounted to Rs.10,25,000/- (Rupees Ten Lakh Twenty Five Thousand) only will be refunded by the Landowners to the Developer after six months from receiving possession of their Landowners' Allocation.

3. The Landowners will also get a shifting charge not exceeding to Rs.12,000/- (Rupees Twelve Thousand) only per month to be payable from the date of vacating the land till the date of handing over possession of Owners' Allocation.
4. It is also settled that except the Landowners' Allocation as described above, the Landowners will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land



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ಪ್ರಾಚೀನ ಹಿರಿಯರ ಸೇವೆ

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in question. The other constructed area will exclusively be treated as Developer's Allocation.

5. The flats/units will be in habitable condition with proportionate share of the land, common roof facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
6. The Landowners will also give permission to amalgamate their plot with other neighbour plots and the Owners' Allocation as described above is/will be fixed as aforesaid and share of the Owners' Allocation as described above will be provided in proportion with their land share held by the landowners in the amalgamated plot of land.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire building (excluding Landowners' Allocation) including the proportionate common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8"/5" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of Marble/Floor Tiles.
5. **BATH ROOM** : Bath room fitted upto 5'-6" height with white glazed tiles of standard brand.
6. **KITCHEN** : Cooking platform made of granite stone and sink with tap will be of black stone 2'-6" height glazed white standard tiles above the platform to protect the oil spot.



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Raipur, North 24-Pgs

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7. TOILET : Toilet of Indian type/commode, all with PVC Cistern. All fittings are in standard type. One wash hand basin in dining space of flat.
8. DOORS : All doors are wooden frame & flush doors. Standard lock and peep hole on main entrance door.
9. WINDOWS : Aluminium Channel window with full glass panel and good quality grill will be provided in the windows.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary Submersible Pump will be installed.
11. PLUMBING : Toilet concealed wiring with two bibcock, one shower, in toilet, all fittings are standard quality.
12. VERANDAH : Verandah grill (half) will be fully covered.
13. LIFT : Four persons capacity lift will be provided in the project.

ELECTRICAL WORKS :

1. Full concealed wiring with copper wire.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point & one A.C. Point.
3. Living/Dining Room : Two light points, one Fan point, one 5 amp. plug, one 15 amp. plug (as per required location).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point & one Geyser point.
6. Verandah : One light point & One amp. plug point.
7. One light point at main entrance.
8. Calling Bell : One Calling Bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with putty and external wall with super snowcem or equivalent.
- b) All door and windows frame and shutter painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.



Agricultural Extension Division,
Ministry of Agriculture, Government of India

04 DEC 2023

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective
signatures on the day month and year first above written

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of

1. *[Signature]*
Sd/- *[Signature]*
For *[Signature]*
Post a *[Signature]*
No. 700/26

2. *[Signature]*

[Signature]

Usha Chakraborty

For herself and as Natural Guardian of
her minor son, Sayan Chakraborty

[Signature]

Soumi Chakraborty

Landowners

Drafted By:

[Signature]
Adv.
F/1507/14/2001
Jagdish Mondal, Advocate

For Pinaki Chattopadhyay & Associates,
Advocates,

Sample Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157

Ph. 9830061809

Composed By:

[Signature]

Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700157.

[Signature]

Avijit Bose

Proprietor of

Aniket Constructions

Developer

Contd.....22



Additional Director (U)-Registrar,
Rajahat, New Town, North-24 Pgs

04 DEC 2023

MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a sum of **Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

Mode of Payment

Cash on different dates

Amount

Rs.1,15,000.00

Witnesses :-

1. *Himanshu Bhowmik*

2. *Usha Chakraborty*

Usha Chakraborty

Usha Chakraborty

herself and as Natural Guardian of
her minor son, Sayan Chakraborty

Soumi Chakraborty
Soumi Chakraborty

Landowners



Additional District Sub-Registrar,
Raichur, New Town, North 24.Pns

04 DEC 2023

WATERS OF THE
PRESENT STATE
TAXI/FAST/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Anjit Bose	L.H.					
	R.H.					

ATTESTED :- Anjit Bose

 Usha Chakraborty	L.H.					
	R.H.					

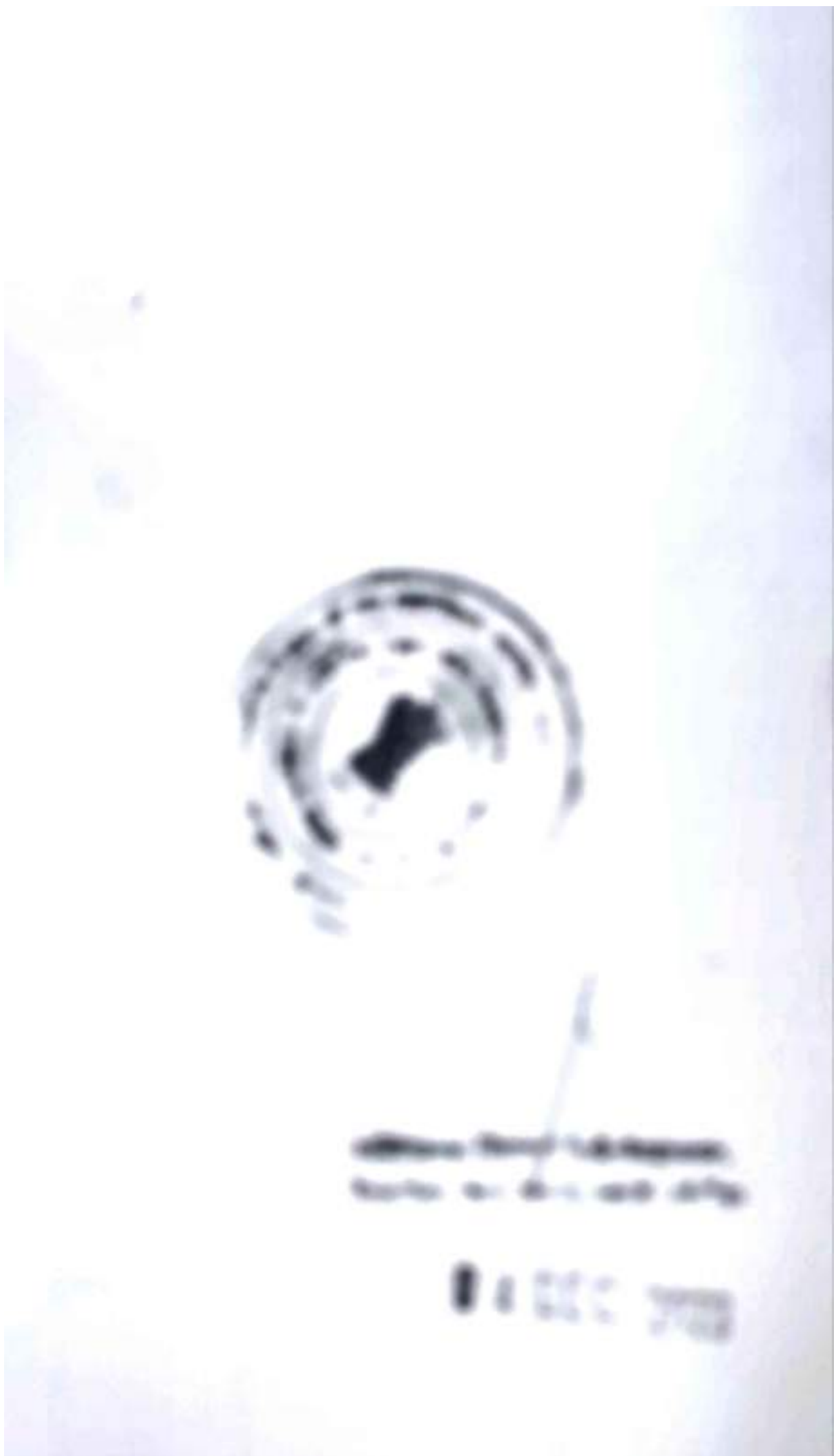
ATTESTED :- Usha Chakraborty

 Gourmi Chakraborty	L.H.					
	R.H.					

ATTESTED :- Gourmi Chakraborty

	L.H.					
	R.H.					

ATTESTED :-



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



नाम / Name

HARICHAND BISWAS

पिता का नाम / Father's Name

BIMAL BISWAS

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

BVIPB6129D



जन्म की तारीख /
Date of Birth

27/04/1989

Harichand Biswas

हस्ताक्षर / Signature

23/02/2023

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



GRN Details

GRN:	192023240304010031	Payment Mode:	Cash Payment
GRN Date:	02/12/2023 14:10:22	Bank Gateway:	Bank of Baroda
BRN:	1362617770	BRN Date:	02/12/2023 14:10:22
GRIPS Payment ID:	021220232030401002	Payment Init. Date:	02/12/2023 14:10:22
Payment Status:	Successful	Payment Ref. No:	9876543210

Depositor Details

Depositor's Name: PINAKI CHATTOPADHYAY
Address: TEGHARIA MAIN ROAD
Mobile: 9163923942
Depositor Status: Advocate
Query No: 3002761826
Applicant's Name: Mr PINAKI CHATTOPADHYAY
Identification No: 3002761826/3/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No. 1
Period From (dd/mm/yyyy): 02/12/2023
Period To (dd/mm/yyyy): 02/12/2023

Payment Details

Sl. No.	Payment Ref. No.	Description	Amount	Total
1	3002761826/3/2023	Property Registration- Stamp duty	2035-02-193-003-02	2035
2	3002761826/3/2023	Property Registration- Registration Fee	0035-02-194-001-04	1192
Total				21192

IN WORDS: TWENTY ONE THOUSAND ONE HUNDRED NINETY TWO ONLY.



Major Information of the Deed

Deed No :	I-1523-17737/2023	
Query No / Year	1523-3002761826/2023	Date of Registration : 04/12/2023
Query Date	06/11/2023 2:12:39 PM	Office where deed is registered :
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700159, Mobile No. : 7003254724, Status Advocate	
Transaction	Additional Transaction :	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 1,15,000/-]	
Set Forth value	Market Value :	
Stamp duty Paid (SD)	Rs. 1,26,95,458/-	
Rs. 20,121/- (Article:48(g))	Registration Fee Paid :	
Remarks	Rs. 1,171/- (Article:E, E, 8)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)	

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Jyangra, JI No: 16, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other details
L1	RS-1540	RS-1023	Bastu	Shali	7 Dec		1,26,95,458/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	0 /-	126,95,458 /-	

Land Lord Details :

Land Lord Details				
Sl No	Name, Address, Photo, Finger-print and Signature			
1	Name	Photo	Finger Print	Signature
	USHA CHAKRABORTY Wife of Late TAPAS CHAKRABORTY Executed by: Self, Date of Execution: 04/12/2023 Admitted by: Self, Date of Admission: 04/12/2023, Place : Office		 Captured	
		04/12/2023	L1 04/12/2023	04/12/2023



HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: AOxxxxxx0C, Aadhaar No: 65xxxxxxxx0696, Status: Individual, Executed by: Self, Date of Execution: 04/12/2023, Admitted by: Self, Date of Admission: 04/12/2023, Place: Office

Mr. SAYAN CHAKRABORTY
 Son of Late TAPAS CHAKRABORTY F/F 7/1 HATIARA ROAD City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: AOxxxxxx0C, Aadhaar No: 87xxxxxxxx0962, Status: Minor, Executed by: Guardian

Name	Photo	Finger Print	Signature
SOUMI CHAKRABORTY Daughter of Late TAPAS CHAKRABORTY Executed by: Self, Date of Execution: 04/12/2023 Admitted by: Self, Date of Admission: 04/12/2023, Place: Office		 Captured	
F/F 7/1 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CQxxxxxx9A, Aadhaar No: 68xxxxxxxx6902, Status: Individual, Executed by: Self, Date of Execution: 04/12/2023, Admitted by: Self, Date of Admission: 04/12/2023, Place: Office			

Developer Details :

Sr. No.	Name	Address	Photo	Finger Print	Signature
1	ANIKET CONSTRUCTIONS	INDRANI APARTMENT , 2ND FLOOR , JYANGRA UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No: Axxxxxx6P Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative			

Guardian Details :

Sr. No.	Name	Address	Photo	Finger Print	Signature
1	USHA CHAKRABORTY Wife of Late TAPAS CHAKRABORTY Date of Execution: 04/12/2023, Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office	F/F 7/1 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No: AOxxxxxx0C, Aadhaar No: 65xxxxxxxx0696 Status: Guardian, Guardian of: Mr SAYAN CHAKRABORTY		 Captured	



Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mr AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office INDRANI APARTMENT , 2ND FLOOR , DR B C ROY SARANI, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:- Axxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAM NAGAR SARA BERI, City:- Not Specified, P.O:- R GOPAKLPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	04/12/2023	04/12/2023	04/12/2023

Identifier Of USHA CHAKRABORTY, SOUMI CHAKRABORTY, USHA CHAKRABORTY, Mr AVIJIT BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	USHA CHAKRABORTY	ANIKET CONSTRUCTIONS-2.33333 Dec
2	Mr SAYAN CHAKRABORTY	ANIKET CONSTRUCTIONS-2.33333 Dec
3	SOUMI CHAKRABORTY	ANIKET CONSTRUCTIONS-2.33333 Dec



Endorsement For Deed Number : I - 152317737 / 2023

On 06-11-2023

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,95,458/-

[Signature]

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 04-12-2023

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 11:31 hrs on 04-12-2023, at the Office of the A.D.S.R. RAJARHAT by Mr. AVIJIT BOSE.

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

Execution is admitted on 04/12/2023 by 1. USHA CHAKRABORTY, Wife of Late TAPAS CHAKRABORTY, F/F 7/1, HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. SOUMI CHAKRABORTY, Daughter of Late TAPAS CHAKRABORTY, F/F 7/1 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Student

Identified by Mr HARI CHAND BISWAS, Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPAKLPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 04-12-2023 by Mr AVIJIT BOSE, PROPRIETOR, ANIKET CONSTRUCTIONS (Sole Proprietorship), INDRANI APARTMENT, 2ND FLOOR, JYANGRA UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr HARI CHAND BISWAS, Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPAKLPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Executed by Guardian

Execution is admitted by USHA CHAKRABORTY, Wife of Late TAPAS CHAKRABORTY, F/F 7/1 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession House wife as the guardian of minor Mr SAYAN CHAKRABORTY, F/F 7/1 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059

Identified by Mr HARI CHAND BISWAS, Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPAKLPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,171.00/- (B = Rs 1,150.00/-, E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,171/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/12/2023 2:12PM with Govt. Ref. No: 192023240304010031 on 02-12-2023, Amount Rs: 1,171/-, Bank: Bank of Baroda (BARBODINDIAE), Ref. No. 1362617770 on 02-12-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty:

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 20,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 4390, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 02/12/2023 2:12PM with Govt. Ref. No: 192023240304010031 on 02-12-2023, Amount Rs: 20,021/-, Bank: Bank of Baroda (BARBOINDIAE), Ref. No. 1362617770 on 02-12-2023, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal







Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 599676 to 599707
being No 152317737 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.12.08 11:37:15 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 08/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

DATED THE DAY OF 2023

DEVELOPMENT AGREEMENT

BETWEEN

Usha Chakraborty
Soumi Chakraborty
Sayan Chakraborty

Landowners

Aniket Constructions

Developer

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700157