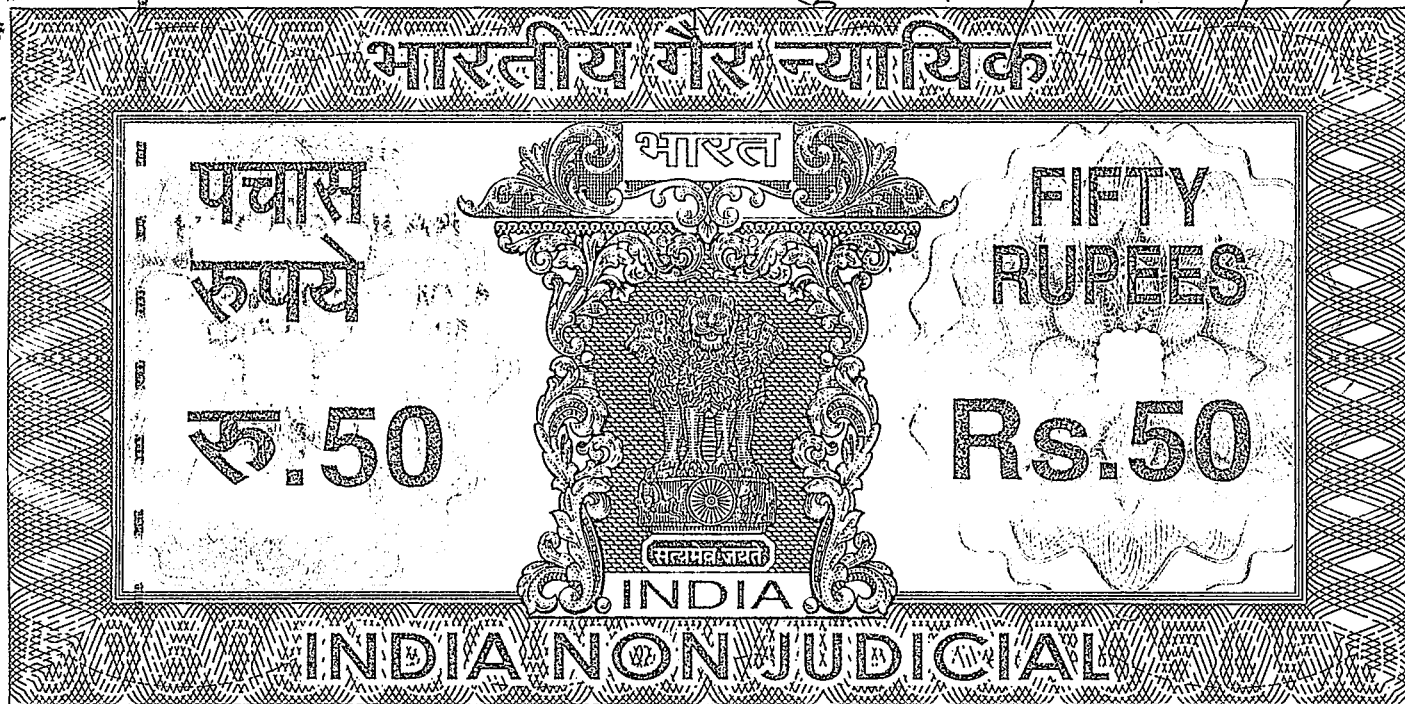


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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 4th Day of September 2024 (Two thousand and Twenty-Four).

certified that the document is admitted for registration. The Signature sheet and the enforcement sheets attached with the document are the part of this document.

Sub. District Registrar
Bongaigaon, South 24 Parganas

04 SEP 2024

06 SEP 2024

BETWEEN

1. **SRI PRIYABRATA MAITY (PAN: AUVPM2287N) (Aadhaar No.7682 6650 2235)** son of Late Pravat Kumar Maity, by occupation Service and 2. **SMT MOUMITA MAITY (PAN: BFOPM4343G) (Aadhaar No.2181 5768 0169)** daughter of Late Pravat Kumar Maity, by occupation-Service, both are by Faith-Hindu, by Nationality- Indian, residing at Ram Krishna Pally, Post Office -Sonarpur, Police Station-Sonarpur, Kolkata-700 150, District-South 24 Parganas, West Bengal, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and/or assigns) of the **FIRST PART**.

AND

M/S. UNIQUE ENTERPRISE (PAN: AAHFU2616B) is a Partnership Firm, duly incorporated under the provision of the Indian Partnership Act. 1932, having its office at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal represented by its Partners namely 1. **SRI SUVENDU BERA (PAN: AFPPB1806F) (Aadhaar No.6718 5669 1725)** son of Late Pulin Chandra Bera, by Faith-Hindu, by Occupation-Business, by Nationality- Indian, residing at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal and 2. **SRI PRODYUT PAUL (PAN: ALUPP1064C) (Aadhaar No.8481 5064 3821)** son of Late Biswanath Paul, by faith Hindu, by occupation Business, by Nationality Indian, residing 1H/1B, Kustia Road, First Floor, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors-in- interest, successors-in-office, representatives, administrator and /or assigns) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE-I: DEFINITIONS

1. **THE OWNERS:** The Owners namely **PRIYABRATA MAITY** and **MOUMITA MAITY** are the legal title holders of the land mentioned in the First Part of this Agreement unless excluded by/or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors and/or assigns.
2. **THE DEVELOPER:** The Developer namely **M/s UNIQUE ENTERPRISE** the Developer of the Second Part unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, successors-in-office, legal representatives, executors, administrators, assigns and nominees.

3. **THE SAID PROPERTY:** The said property shall mean all that piece and parcel of Bastu Land measuring about **5(Five) Cottahs 8(Eight) Chittaks** more or less, laying and situated at and comprised in **R.S. Dag No.763, L.R. Dag Nos.923** under **R.S. Khatian No.72, L.R. Khatian Nos.2593 & 2594** in Mouza-Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, R.K. Pally (Kusumba), Assessment No. **1104302082652**, Post Office- Sonarpur, Police Station-Sonarpur, Kolkata-700150, within the jurisdiction of Sub Registry office Sonarpur, within the local limits of the Ward no. 8 of Rajpur Sonarpur Municipality, within the District of South 24 Parganas, West Bengal which is more fully and particularly described in the Schedule "A" hereunder written.
4. **THE NEW BUILDING:** The new Building shall mean the G+IV storied building with a lift to be constructed at the said property alongwith the boundary wall 4'-6" height with an entrance gate.
5. **COMMON FACILITIES:** Common facilities shall mean and include corridors, Stairways, landings, Staircase, Passage, Roofs, Lift, and common conveniences whatsoever required for the beneficial enjoyment, use, and occupation by the occupiers thereof.
6. **SALEABLE SPACE :** Saleable space shall mean the space in the new building available for independent use and occupation, other than the space allowable to the Owners or other occupiers along with the right to use and enjoy the common facilities and conveniences provided in the new building.
7. **OWNERS' ALLOCATION:** Owners' allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor consisting of Two 3BHK flats being Flat No.1A & 1B, on the Fourth floor East-North-West side Two 2BHK flats being Flat No.4A & 4C and on Ground floor Three Car Parking Space being No.3, 4 & 5 of the said building as per Rajpur Sonarpur Municipality sanctioned plan along with an undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building, which is fully and particularly described in SCHEDULE - B herein underwritten.
8. **DEVELOPER'S ALLOCATION:** Developer's allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second, floor consisting of Flat Nos. 2A, 2B and 2C, the Entire Third floor consisting Flat Nos. 3A, 3B and 3C, Flat No. 4B on the Fourth floor East-South-West side and on Four Parking Ground floor East-South-West side being no. 1, 2, 6, 7 in the said building as per Rajpur - Sonarpur Municipality sanctioned plan along with an undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building as fully and particularly described in SCHEDULE - C hereunder written.

9. **THE ENGINEER / ARCHITECT:** The Engineer shall mean the consulting Engineer who has been appointed by the Developer to design and planning of the New Building or any other persons, firm, or company who may be appointed hereinafter, for a similar purpose.

10. **THE BUILDING PLAN:** The Building Plan is to be prepared by the Architect/Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owners or their Attorney before the Rajpur Sonarpur Municipality.

ARTICLE-II:

DEVOLUTION OR BACKGROUND OF THE TITLE OVER THE PROPERTY

WHEREAS one Pravat Kumar Maity was the Owner of the ALL THAT piece or parcel of a plot of land being Plot No.8, measuring 5(Five) Cottahs(Eight) sq. ft. be the same a little more or less, laying and situates at and comprised in R.S. Dag No.763, under R.S. Khatian No.72, in Mouza Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, P.S. Sonarpur, now within the local limits of the Rajpur Sonarpur Municipality under Ward No.8, registering jurisdiction S.R. Sonarpur in the District of South 24 Parganas, purchase from Sri Manindra Krishna Kumar son of Late Bijoy Krishna Kumar of 95/1/2, Abinash Banerjee Lane, Shibpur, Howrah, by a registered Bengali Sale Deed which was executed on 24.09.1979, registered at the office of S.R. Sonarpur, 24 Parganas and recorded in Book No.1, Volume No.48, Pages 175 to 180, Being No.3407 for the year 1979.

AND WHEREAS the said Pravat Kumar Maity was the Owner of the aforesaid property by way of the aforesaid purchase and thereafter he had mutated the said property in the record BL & LRO when L.R. Khatian No. 482/1 was issued in his favour, he has also recorded his name with the records of the Rajpur Sonarpur Municipality and said the authority of the Rajpur Sonarpur Municipality has recorded his name in their mutation books, more fully described in Schedule A hereunder written and enjoying the said premises free from all encumbrances.

AND WHEREAS during the lifetime of Pravat Kumar Maity, he entered into a registered Development Agreement with 1. SRI PRODYUT PAUL and 2. SRI SUVENDU BERA herein the Developer/Confirming Party which was executed on 13.08.2019, registered at the office at A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No.1608-2019, Pages from 124571 to 124605, Being No.160804648 for the year 2019 and also executed a registered Development Power of Attorney in favor of 1. Sri Prodyut Paul and 1. Sri Suvendu Bera which was executed on 14.08.2019, registered at the office of A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No.1608-2019, Pages from 128578 to 128606, Being No.160804767 for the year 2019.

AND WHEREAS in terms of the said agreement, the Vendor/Developer applied for a Building sanction plan to the authority of the Rajpur- Sonarpur Municipality, and the said authority has sanctioned a building plan of a G+IV storied building with lift vide B.P. No.191/C3/08/33 dated 18.02.2021.

AND WHEREAS the said Owner Pravat Kumar Maity died on 30.01.2022 intestate leaving behind his one son Sri Priyabrata Maity and one daughter Smt Moumita Maity as his survivors, legal heirs, heiress, and successors.

AND WHEREAS after the demise of Pravat Kumar Maity his successors, Sri Priyabrata Maity and Smt Moumita Maity are the joint Owners of undivided 50% share each of the aforesaid properties and thereafter they applied for mutation in their names before the B.L. & L.R.O. and the said authority recorded and mutated their names in their record and allotted them L.R. Khatian Nos.2593 & 2594, they have also recorded their name with the records of Rajpur Sonarpur Municipality and their name has also been recorded in records of Rajpur Sonarpur Municipality against Holding No..532. R.K. Pally (Kusumba), which is fully described in Schedule "A" hereunder written by way of inheritance.

AND WHEREAS due to the sudden demise of Pravat Kumar Maity the previous registered Development Power of Attorney has been automatically become infructuous and stands cancelled.

AND WHEREAS It comes to the knowledge of the developer that the development agreement dated 13th August 2019 contained some inadvertent error took place which needs to be rectified accordingly after discussion and deliberation with the present landowners the first part and second part herein jointly executed a registered cancellation of a development agreement which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No. I, No.1608-2024, Being No. 7516 for the year 2024.

AND WHEREAS said Sri Priyabrata Maity and Smt. Moumita Maity were absolutely sized and possessed or otherwise well and sufficiently entitled to the said premises free from all sorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to complete the construct a Multi-Storied Building thereon entered into this Development Agreement on the following terms and conditions and stipulations set forth hereinbelow.

ARTICLE-III: DEVELOPER' REPRESENTATIONS

1. In execution of this agreement and delivering the Vacant possession of the Owners' occupied portion of the said property by the Owners to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own saleable space mean Developer' allocation in the manner as provided herein subject to the

Handwritten signature

terms and conditions contained herein.

2. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

ARTICLE-IV: CONSIDERATION

1. In consideration of the Owners having agreed to grant the Developer an exclusive contract to develop and commercially exploit the Developer's allocation out of said property as provided herein, according to the Schedule B herein written, besides the allocation of saleable space in the Building comprising distribution of Built-up area in favour of the Owners.

2. That it is hereby agreed by and between the land Owners and Developer that the total consideration against the developing of the said Schedule referred to B & C following manner: -

A. Owners' allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor consisting of Two 3BHK flats being Flat No.1A & 1B, on the Fourth floor East-North-West side Two 2BHK flats being Flat No.4A & 4C and on Ground floor Three Car Parking Space being No.3, 4 & 5 of the said building as per building sanctioned plan as mentioned herein above in the OWNERS' allocation provided the land Owners taken the responsibility free from all encumbrances. The Owners as aforesaid allotted themselves the aforesaid Owners' share of allocation after completion of the said newly constructed Building fully mentioned in Schedule - B.

B. Developer's allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second, floor consisting of Flat Nos. 2A, 2B and 2C, the Entire Third floor consisting Flat Nos. 3A, 3B and 3C, Flat No. 4B on the Fourth floor East-South-West side and on Four Parking Ground floor East-South-West side being no. 1, 2, 6, 7 in the said building which the Developer shall be entitled to sell, transfer, lease and/or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal strictly for residential purpose thereof fully mentioned in the Schedule-C.

3. In consideration of the Developer having agreed to bear the cost of construction

having of the Owners' allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owners will transfer to the Developer and/or its nominee/nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

4. The Deed or Deeds of conveyance of the undivided proportionate share of land in terms hereof shall be executed by the Owners in such part or parts as shall be required to the Developer within its favour and or the nominee/nominees and such completion of the construction of the New Building, as the case may be. PROVIDED ALWAYS the Owners shall have no claim on the consideration amount thereof passed between the Developer and its nominees. This clause is applicable only in respect of the Developer's allocation.

ARTICLE-V: COMMENCEMENT & VALIDITY

1. This Agreement shall be deemed to have commenced from the date of signing this presence and shall remain in force for a period of 12(Twelve) months from the date of execution of this Agreement unless otherwise altered by the parties hereto mutually. If the building is not completed within this period an extension of time for another 6(Six) months to be granted to the Developer and after that, if the construction is not completed then the Developer shall pay Rs.10,000/- (Rupees Ten Thousand) only per month as penalty to the Owners till handover the physical possession of Owners' share.

2. This Agreement shall cease to operate earlier than the aforesaid period in the event of the complete transfer of all the allocated saleable space from the Developer's share of allocation in the New Building by the Developer after complete construction thereof in the manner as provided herein and the Developer will bear all Taxes and other expenses till their allocation portion.

ARTICLE-VI: PROCEDURE

1. The Owners or their attorneys have at the cost of the Developer, submitted any rectification of the plan to the Rajpur Sonarpur Municipality for necessary sanction, and permission.

2. All applications referred to in clauses 1 and 2 above have been made in the name of the Owners or Developer and the necessary permissions if any shall be obtained in the name of the Owners or Developer, which shall be retained by the Developer till the construction of the New Building is completed and a photocopy thereof to be given to the Owners soon obtaining the same.

3. In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owners and Developer shall be entitled to proportionate undivided share an interest in the land comprised in the said

property, such proportionate area to be determined as per SCHEDULE - 'B' & 'C'.

4. The Owners shall be bound to produce all Xerox copies of the Title Deed and other papers and documents relating to the said premises as are in possession of the Owners and agree and covenants to produce or cause to be produced or handover the same to the Developer, the Owners agreed to show the original Title Deed to the appropriate authority as and when required and asked by the Developer.

5. The Developer shall bear all the expenses whatsoever to obtain necessary sanction, permissions rectification, or modification of Plan, together with all other expenses as mentioned herein without reimbursement of same from the Owners.

6. The Owners will render to the Developer all reasonable assistance to obtain all permissions, and approvals as and when required by the Developer and the Owners hereby agree, assure, and declare that he will sign and execute necessary documents, applications, and other papers and Deeds and documents, including a Development Power of Attorney as may be required by the Developer from time to time at the costs and expenses of the Developer.

ARTICLE-VII: INITIATION OF THE DEVELOPMENT PROGRAMME

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.

2. The Developer shall be authorized by the Owners to construct the proposed building and for such reason, he can apply for and obtain quotas, entitlements, and other allocations of such buildings, materials allocable for the construction of the New Building at its own risk and liability of the Developer.

3. The Developer shall be authorized by the Owners to apply for and to obtain temporary and/or permanent connections of water, electricity, gas, and /or other facilities required of the New Building in the name of the Owners only.

4. All costs, charges, and expenses including Architect's fees shall be paid and discharged by the Developer and the Owners will have no responsibility whatsoever therefore.

ARTICLE - VIII: SPACE ALLOCATIONS

1. On completion of the New Building, the Owners will be entitled to the saleable space as particularly mentioned in Schedule 'B' herein contained. However, the Developer shall make such arrangements at its own cost so that the Owners may shift his residence to the New Building within 12(Twelve) months plus a grace period of 6(Six) months from the date of execution of this Agreement.

2. On completion of the construction of the New Building the Developer shall be entitled to the saleable space, particularly mentioned in Schedule - 'C' herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into such agreements for sale of the apartments as it would deem fit and proper at their own risk and liabilities.
3. The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.
4. The common areas of the New Building shall be controlled by the Owners and the Developer and the Purchasers of the apartment jointly in such manner as may decide.

ARTICLE-IX: RATES AND TAXES

1. The Owners will pay all arrears/outstanding taxes of B.L. & L.R.O. and Rajpur - Sonarpur Municipality and other dues (if any) of the existing plot of land including the existing structure. After the handover of Owners' allocation to the Owners, they shall pay their B.L. & L.R.O. and Rajpur Sonarpur Municipality Taxes of their allocated portion.
2. The Developer shall be liable to pay all Electricity bills and other dues from the date of taking possession of the land from the Owners and during the construction of the New Building.

ARTICLE-X: SERVICE & CHARGES

1. On completion of the New Building and upon getting the possession letter from the Developer, the Owners will take possession of her allocated flats/area in the New Building, and on taking possession, she will be responsible to pay and bear the proportionate services charges for the common facilities in the New Buildings.
2. Additional services charges may also be charged for such other services as may be provided over and above those mentioned in Clause 1 above.

ARTICLE-XI: OWNERS' OBLIGATION

1. The Owners hereby agree and covenant with the Developer not to cause any hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule 'B', but the Owners shall have every liberty to supervise the quality of building materials to be used by the Developer for construction.
2. The Owners hereby agree and covenant with the Developer not to do any unreasonable act or 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 New Building provided the Developer ' allocated portion to be disposed of only after handover over the

Owners' allocation and this clause is the essence of contract.

3. The Owners hereby agree and covenant with the Developer not to let out grant, lease, mortgage, and/or change the said property or any portion thereof without consent in writing of the Developer, save and except their own allocated portion or space in New Building.

4. The Owners hereby agree and covenant with the Developer that at the time of Registration of the Developer's allocation, with the request of the Developer the Owners will sign in the relative Deed of Conveyance and either he or his Attorney will appear before the Registration Authority without any further claim or claims subject to fulfillment of the terms and conditions of this agreement.

ARTICLE-XII: DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the New Building within 12(Twelve) months plus a grace period of 6(Six) months from the date of execution of this Agreement.

2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to the construction of the New Building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, Deed, or thing by which the Owners may be prevented from enjoying, selling, assigning and/or disposing of their allocated portion in the New Building. The Owners shall execute a registered Development Power of Attorney in favour of the Developer to receive the advance / earnest money and full consideration from any intending purchasers for the Developer ' share of allocation save and except the Owners' share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta, etc. and to sign in the agreement for sale and sale Deed (part) on behalf of the Owners save and except the Owners' share of allocation.

ARTICLE - XIII: OWNERS' INDEMNITY

The Owners hereby undertake that the Developer shall be entitled to construct, complete, and development of the said property and enjoy its allocated space without any interference and/or disturbance. The Owners hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings, and claims that may arise in respect of or relating to the Owners' title in the said property.

ARTICLE-XIV: DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owners indemnified against all claims and actions, demands, suits, and proceedings arising out of the Development work in terms hereof.

2. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings accidents, any damage or losses, and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE-XV: TITLE DEEDS

The title deeds in respect of the said property shall remain in the custody of the Owners, the original Title deed may be shown to the Rajpur Municipality or any other concerned authority as and when required. Sonarpur

ARTICLE-XVI: MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a contract of Joint Venture Scheme and nothing contained herein which shall be deemed or contracted as a partnership between them and the parties hereto do not constitute an association or persons.
2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters, and things, not here in specified may be required to be done and/or executed by the Developer and for which the Developer may require the authority of Owners and also various application and other documents may be required to be signed or made by the Owners or their Attorney, relative to which specific provisions may have not been herein, the Owners hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and the cost of the Developer without hampering any interest of the Owners. The Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters, and things do not in any way, prejudice the rights of the Owners and/or go against the spirit of this Agreement. All costs in this regard shall be borne by the Developer.
3. Any notice required to be given by the Owners will without prejudice to any other mode of service available, be deemed to have been served on the Developer, if delivered by hand or sent by registered post with acknowledgement due at the last known addresses of the Developer recorded with the Owners.
4. 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 Owners if delivered by hand or sent by registered with A/D post.
5. The roof shall be commonly used by all Flat Owners of the New Building.
6. The Developer will not sell any of its allotted shares to, any purchasers until the Owners' allocation is peacefully handed over to them but the Developer may enter into an

agreement for sale to any intending Purchaser/s and may get earnest money/part consideration from the Developer ' share of allocation only.

7. The Developer shall demolish the existing building at its own cost and the old building materials shall belong to the Developer.

8. The Developer shall arrange to shift accommodation for the Owners (for two families out of which one car parking space for one shifting) from the date of taking possession of the Owners' area and shall bear the rent from the date of such possession to till completion and handover the physical possession of the Owners' allocation.

9. If any conversion is needed in the future for the shake of construction from B.L. & L.R.O. in this case the Owners shall be done or completed at their cost.

10. After completion of building construction the Developer shall apply for Completion Certificate (C.C.) before the competent authority of the Rajpur - Sonarpur Municipality, after completion of such C.C. a copy will be handed over to the Owners by the Developer.

ARTICLE-XVIII: JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE-XIX: FORCE MAJORE

The parties hereto shall not be liable for any obligations hereunder to the extent that the performance of the relative obligation is to be prevented by the existence of Force Major and such obligation shall be suspended only in the duration of the Force Major and the force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion, strike, lockout and/or any other act beyond and the control of the parties hereto.

SCHEDULE: A DESCRIPTION OF LAND

ALL THAT piece and parcel of Bastu Land measuring about **5(Five) Cottahs 8(Eight) Chittaks** more or less, laying and situated at and comprised in **R.S. Dag No.763, L.R. Dag Nos.923** under **R.S. Khatian No.72, L.R. Khatian Nos.2593 & 2594** in **Mouza-Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, Now R.K. pally (Kusumba), Assessment No. 1104302082652, Post Office- Sonarpur, Police Station-Sonarpur, Kolkata-700150**, within the jurisdiction of Sub Registry office Sonarpur, within the local limits of the Ward no. 8 of Rajpur Sonarpur Municipality, within the District of South 24 Parganas, West Bengal, which is butted and bounded as follows :

ON THE NORTH : BY LAND OF PLOT NO.20;

ON THE SOUTH : BY LAND OF PLOT NO.7;

ON THE EAST : BY 30' FEET WIDE ROAD;

ON THE WEST : BY OTHER'S LAND;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof TOGETHER WITH all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE: B

ALLOCATION OF SPACE TO THE OWNERS

Owners' allocation shall mean the 40% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire First floor consisting of Two 3BHK flats being Flat No.1A & 1B, on the Fourth floor East-North-West side Two 2BHK flats being Flat No.4A & 4C and on Ground floor Three Car Parking Space being No.3, 4 & 5 of the said building as per Rajpur Sonarpur Municipality sanctioned plan along with an undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

SCHEDULE: C

ALLOCATION OF SPACE TO THE DEVELOPER

Developer's allocation shall mean the 60% constructed area of total construction in the newly constructed G+IV storied building with lift i.e. Entire Second, floor consisting of Flat Nos. 2A, 2B and 2C, the Entire Third floor consisting of Flat Nos. 3A, 3B and 3C, Flat No. 4B on the Fourth floor East-South-West side and on Four Parking Ground floor East-South-West side being no. 1, 2, 6, 7 in the said building along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

SCHEDULE:D

SPECIFICATION

Type of Construction	R.C.C frame structure made by L.T. A.C.C/ AMBUJA/ Lafarge Cement
Plastering	Inside and outside with cement mortar in (6:1) and inside outside plaster and inside wall putty.
FLOORING	Floor Tiles (size: 2'x2') with 4" skirting.

BRICKWORKS	8", 5", and 3" thickness brickworks will be done on outside and inside walls in cement mortar (6:1).
CONCRETE	All R.C.C. works in fittings, columns, beams, slabs, lintels, hajj, etc. will be done in (1:2:3).
WINDOWS	Alluminium anodized Sliding window with glass
Electric Cable	Concealed copper wiring will be done by fire proof wire with proper specifications (make: Havells/ Finolex) and Switches of Havells/ Anchor equivalent Quality Standard. Each apartment will be provided with one main Switch. I.e. M.C.B.(Havells) Power Outlet for Air conditioner in the Master Bed Room. Power Outlet for Refrigerator, Washing Machin & Acquaguard. Maximum Safety, measure and checks will be provided. Materials used, including switches will conform to ISI Standards.
DOORS	3"x2".1/2 size Sal wood frame with commercial solid flush doors with door.
TOILETS & SANITARY	Flooring will be done with Marble / Tiles and wall tiles white colour 6½' feet from floor level, 1(One) Western type commode / Indian type pan (Parryware / Hindware) with one low down cistern in W.C. All sanitary fittings will be of best quality (ISI marked). Water lines be of PVC pipe concealed arrangement. All the cistern, pan, commode, will be of Hindustan make and outside all pipe will be PVC pipe.
KITCHEN	Flooring shall be Tiles with black stone cooking platform and glazed tiles up to 3' feet with one sink and water facilities.
LIFT	Capacity of 4(Four) Passengers.
EXTRA WORK	Any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

IN WITNESS WHEREOF THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF LAND OWNERS

1. *Prigabrata Maity*
R.K. Pally, Sonarpur.
Kolkata - 700150
2. *Moumita Maity*
R.K. Pally, Sonarpur
KOL - 700150

SIGNATURE OF DEVELOPER

1. *Sunil Kumar*
128/1A, Picnic Ground Rd.
KOL - 700039.
2. *Arup Kumar*
14/1A, Kustia Rd. KOL - 39.

SIGNED, SEALED & DELIVERED by
within named LAND OWNERS AND
DEVELOPER in the presence of
WITNESSES at Kolkata.

1. *Ashwini Chakraborty*
9, R. K. Pally
P.O. - Sonarpur.
Kolkata - 700150

2. *Pradyip Halder*
80 Deben's Rd Halder
Sonarpur KOL - 700087.

DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE CLIENT

Rajib Ghosh

Rajib Ghosh

Advocate

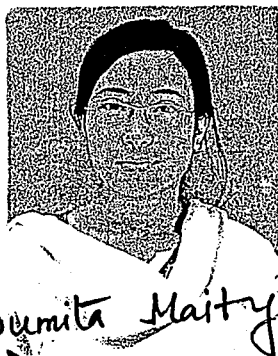
Rco Legal Advocate & Solicitors
High Court Calcutta, 6, Old Post
Office Street, Basement Room No.1,
Kolkata-700001. F/2190/2005/2019



Priyabrata Maity

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

✓ Name ..PRIYABRATA.....MAITY
Signature ..Priyabrata Maity



Moumita Maity

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

✓ Name ..MOUMITA.....MAITY
Signature ..Moumita Maity



Prodyut Paul

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

Name ..PRODYUT PAUL
Signature ..Prodyut Paul



Suwendu Bera

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

Name ..SUVENDU BERA
Signature ..Suwendu Bera



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



192024250192728238

GRN Details

GRN:	192024250192728238	Payment Mode:	SBI Epay
GRN Date:	04/09/2024 15:01:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4701235531356	BRN Date:	04/09/2024 15:01:34
Gateway Ref ID:	IGARTXBDC4	Method:	State Bank of India NB
GRIPS Payment ID:	040920242019272822	Payment Init. Date:	04/09/2024 15:01:20
Payment Status:	Successful	Payment Ref. No:	2002338460/12/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Rajib Ghosh
Address:	6, Old Post Office Street
Mobile:	9073475197
Period From (dd/mm/yyyy):	04/09/2024
Period To (dd/mm/yyyy):	04/09/2024
Payment Ref ID:	2002338460/12/2024
Dept Ref ID/DRN:	2002338460/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002338460/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	3000
Total				3000

IN WORDS: THREE THOUSAND ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030920242019142116

GRIPS Payment Detail

GRIPS Payment ID:	030920242019142116	Payment Init. Date:	03/09/2024 22:23:20
Total Amount:	6974	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7153227335725	BRN Date:	03/09/2024 22:23:58
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr RAJIB GHOSH
Mobile:	9073475197

Payment (GRN) Details

Sl No	GRN	Department	Amount (₹)
1	192024250191421178	Directorate of Registration & Stamp Revenue	6974
Total			6974

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY FOUR ONLY.

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



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



192024250191421178

GRN Details

GRN:	192024250191421178	Payment Mode:	SBI Epay
GRN Date:	03/09/2024 22:23:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7153227335725	BRN Date:	03/09/2024 22:23:58
Gateway Ref ID:	IGARTVARY9	Method:	State Bank of India NB
GRIPS Payment ID:	030920242019142116	Payment Init. Date:	03/09/2024 22:23:20
Payment Status:	Successful	Payment Ref. No:	2002338460/7/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAJIB GHOSH
Address:	6, OLD POST OFFICE STREET
Mobile:	9073475197
Period From (dd/mm/yyyy):	03/09/2024
Period To (dd/mm/yyyy):	03/09/2024
Payment Ref ID:	2002338460/7/2024
Dept Ref ID/DRN:	2002338460/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002338460/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	6960
2	2002338460/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				6974

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY FOUR ONLY.

Major Information of the Deed

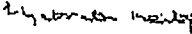
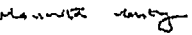
Deed No :	I-1608-07580/2024	Date of Registration	06/09/2024
Query No./Year	1608-2002338460/2024	Office where deed is registered	
Query Date	02/09/2024 9:52:19 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP HALDER 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830311389, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,00,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (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: Missiom pally Road, Mouza: Jagannathpur, , Ward No: 8 JI No: 51, Pin Code : 700150

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-923 (RS :-)	LR-2593	Bastu	Bastu	2 Katha 12 Chatak	1/-	38,50,001/-	Width of Approach Road: 30 Ft., ,Project : Not Specified
L2	LR-923 (RS :-)	LR-2594	Bastu	Bastu	2 Katha 12 Chatak	1/-	38,50,001/-	Width of Approach Road: 30 Ft., ,Project : Not Specified
		TOTAL :			9.075Dec	2 I/-	77,00,002 I/-	
		Grand Total :			9.075Dec	2 I/-	77,00,002 I/-	

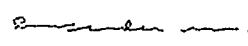
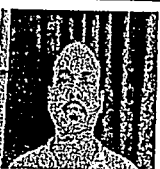
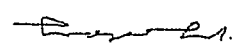
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PRIYABRATA MAITY (Presentant) Son of Late PRAVAT KUMAR MAITY Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office		 Captured	
	04/09/2024	04/09/2024	LTI	04/09/2024
RAM KRISHNA PALLY,, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AUxxxxxx7N, Aadhaar No: 76xxxxxxxx2235, Status :Individual, Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt MOUMITA MAITY Daughter of Late PRAVAT KUMAR MAITY Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office		 Captured	
	04/09/2024	04/09/2024	LTI	04/09/2024
RAM KRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: BFxxxxxx3G, Aadhaar No: 21xxxxxxxx2235, Status :Individual, Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office				

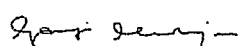
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIQUE ENTERPRISE City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUVENDU BERA Son of Late PULIN CHANDRA BERA Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office	Photo  Sep 4 2024 3:28PM	Finger Print  Captured LTI 04/09/2024	Signature  04/09/2024
City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No.:: AFxxxxxx6F, Aadhaar No: 67xxxxxxxx1725 Status : Representative, Representative of : UNIQUE ENTERPRISE (as SRI SUVENDU BERA)				
2	Name Shri PRODYUT PAUL Son of Late BISWANATH PAUL Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office	Photo  Sep 4 2024 3:27PM	Finger Print  Captured LTI 04/09/2024	Signature  04/09/2024
City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: ALxxxxxx4C, Aadhaar No: 84xxxxxxxx3821 Status : Representative, Representative of : UNIQUE ENTERPRISE (as SHRI PRODYUT PAUL)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gargi Mukherjee Daughter of Mr Prabir Mukherjee 57 Paschim Para, Khardah, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24 -Parganas, West Bengal, India, PIN:- 700118	 04/09/2024	 Captured 04/09/2024	 04/09/2024
Identifier Of Shri PRIYABRATA MAITY, Smt MOUMITA MAITY, Shri SUVENDU BERA, Shri PRODYUT PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRIYABRATA MAITY	UNIQUE ENTERPRISE-4.5375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUMITA MAITY	UNIQUE ENTERPRISE-4.5375 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Jagannathpur, , Ward No: 8 JI No: 51, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 923, LR Khatian No:- 2593	Owner:প্রিয়ব্রত মাইতি, Gurdian:প্রভাত মাইতি, Address:নিজ , Classification:বাড়, Area:0.05000000 Acre,	Shri PRIYABRATA MAITY
L2	LR Plot No:- 923, LR Khatian No:- 2594	Owner:মৌমিতা মাইতি, Gurdian:প্রভাত মাইতি, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Smt MOUMITA MAITY

Endorsement For Deed Number : I - 160807580 / 2024

On 04-09-2024

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

Presented for registration at 14:52 hrs on 04-09-2024, at the Office of the A.D.S.R. SONARPUR by Shri PRIYABRATA MAITY, one of the Executants.

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 77,00,002/-

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

Execution is admitted on 04/09/2024 by 1. Shri PRIYABRATA MAITY, Son of Late PRAVAT KUMAR MAITY, RAM KRISHNA PALLY,, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Smt MOUMITA MAITY, Daughter of Late PRAVAT KUMAR MAITY, RAM KRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Identified by Mr Gargi Mukherjee, , Daughter of Mr Prabir Mukherjee, 57 Paschim Para, Khardah, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-09-2024 by Shri SUVENDU BERA, SRI SUVENDU BERA, UNIQUE ENTERPRISE (Partnership Firm), City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by Mr Gargi Mukherjee, , Daughter of Mr Prabir Mukherjee, 57 Paschim Para, Khardah, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

Execution is admitted on 04-09-2024 by Shri PRODYUT PAUL, SHRI PRODYUT PAUL, UNIQUE ENTERPRISE (Partnership Firm), City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by Mr Gargi Mukherjee, , Daughter of Mr Prabir Mukherjee, 57 Paschim Para, Khardah, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/09/2024 10:23PM with Govt. Ref. No: 192024250191421178 on 03-09-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 7153227335725 on 03-09-2024, Head of Account 0030-03-104-001-16
Online on 04/09/2024 3:01PM with Govt. Ref. No: 192024250192728238 on 04-09-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4701235531356 on 04-09-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,960/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33227, Amount: Rs.50.00/-, Date of Purchase: 21/08/2024, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/09/2024 10:23PM with Govt. Ref. No: 192024250191421178 on 03-09-2024, Amount Rs: 6,960/-, Bank: SBI EPay (SBlePay), Ref. No. 7153227335725 on 03-09-2024, Head of Account 0030-02-103-003-02
Online on 04/09/2024 3:01PM with Govt. Ref. No: 192024250192728238 on 04-09-2024, Amount Rs: 3,000/-, Bank: SBI EPay (SBlePay), Ref. No. 4701235531356 on 04-09-2024, Head of Account 0030-02-103-003-02



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

On 06-09-2024

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

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

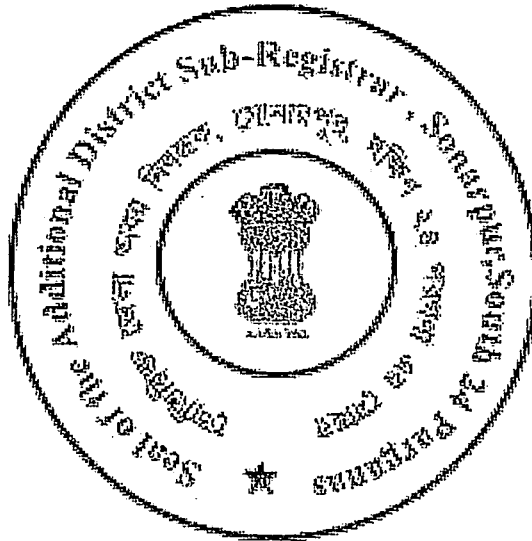


Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2024, Page from 151352 to 151378
being No 160807580 for the year 2024.**



AL

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.09.06 15:22:51 +05:30
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 06/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.**