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Certified that the document is a
registration. The signature sheet
the endroesement sheets attached with
document are the part of this document.

07 OCT 2021

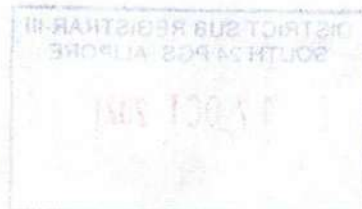
District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

24-11-21

THIS AGREEMENT made on this the 7th day of October,
Two Thousand and Twenty One

BETWEEN



93903

Sl. No.....
 Name: S. C. SAHA, Advocate
 Address: Sealdah Court, Kolkata-14
 Rs. :-
 Kolkata Collector's Office
 11, Netaji Subhas Road, Kolkata-1
 Date..... Amal Kr. Saha
 Licensed Stamp
 Vendor

170 SEP 2021



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Subrata Mandal
 Advocate
 Alipore Police Court
 Kolkata - 700027

(1) **SRI SATYADEV BARMAN** (PAN No. AIQPB6133M) (Aadhar No. 348337598062), son of Lt. SYAMAL JYOTI BARMAN alias SHYAMAL JYOTI BARMAN, by faith Hindu, by occupation-Business, residing at D/617, Lake Gardens, P.S. Lake, Kolkata- 700045, and (2) **SMT. SUCHISMITA TANEJA**, (PAN No. ACZPB0958K) (Aadhar No. 3529 0787 5858) wife of Sri Anup Taneja of of D-53, 1st floor, Hauz Khas, South Delhi, Pin code no. 110016, 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 his heirs, executors, legal representatives and assigns) of the **ONE PART**;

A N D

M/s BIDYARTHI BUILDERS, represented by its proprietor **MOHAN KUMAR ROY (PAN No. AEQPR4761P) (AADHAR No. 515004104853)**, son of LT. JANAK ROY by religion Hindu, by occupation Business, residing at 621, Lake Gardens, P.S. Lake, Kolkata- 700045, hereinafter called and referred to as the **DEVELOPER/BUILDER** (which expression shall unless and include his heirs, executors, legal representatives and assigns) of the **OTHER PART** ;



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WHEREAS one Mungeeram Bangur became absolute owner in respect of a vast land at Mouza Arakpur by the deed of conveyance and there after develop those land for residential colony under the name and style Lake Gardens Scheme no. I & II. Out of scheme plot of lands one plot measuring about 4 cattahs 42 Sq. ft. of land sold and transferred to the vendor herein by the deed of conveyance being no. 822 for the year 1956.

ANDWHEREAS THE VENDOR BEING SEIZED AND POSSESSED THE

SAID PLOT OF LAND,

BEING PLOT NO. 41 & 42 of mouza Arakpore under the Tollygunge Municipality now under the Kolkata Municipal Corporation known as being premises No. 162, Prince Anwar Shah Road, Kolkata-700045 now 617, Lake Gardens, P.S. Lake, PO- Lake Gardens Kolkata-700045, and the said Plot of land arising out of plot no. 41, 42 & 39/849 under Khatian No. 260 and 556 respectively measuring an area of 11 decimals of land comprising of 4 Cottahs 42 Sq.ft., herein after called the said property.

AND WHEREAS the said Bangur Land Development Corporation Limited sold and transferred the said property of land unto, which is more fully and particularly described in the schedule hereunder in favour of SYAMAL JYOTI



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BARMAN alias SHYAMAL JYOTI BARMAN, son of Sri Khsitish Chandra Barman by a Deed of Conveyance which was duly executed on 31st day of December, 1957 and recorded in the S.R. Alipore Sadar and recorded in the Book No. I, Volume No. 18, pages 258 to 265, being No. 852 for the year 1957.

AND WHEREAS the said SYAMAL JYOTI BARMAN alias SHYAMAL JYOTI BARMAN mutated his name in the record of the Kolkata Municipal Corporation previously Tollygunge Municipality and constructed a dwelling house therein to met up his residential accommodation.

AND WHEREAS the said SYAMAL JYOTI BARMAN alias SHYAMAL JYOTI BARMAN has died intestate on 15.04.2011 leaving behind his wife Swati Barman and his daughter Suchismita Taneja and his son namely Satyadev Barman as his only legal heirs, as such all the right, title, interest are devolved upon them having equal share. Subsequently wife of Late Shyamal Jyoti Barman alias SYAMAL JYOTI BARMAN, namely Swati Barman has died intestate on 13.09.2016 leaving behind her daughter Suchismita Taneja and her son Satyadev Barman as her only legal heirs, as such now the vendor herein Suchismita Taneja and



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Satyadev Barman become the absolute owner of the property and started enjoying the said land and structure without any obstructions or hindrance what so ever, being the absolute owners of the said land with structure measuring more or less 4 cottahs and 42 sq.ft. of land more or less, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written;

AND WHEREAS in course of enjoying the said land together with the structure standing thereon, the said owners/executors desire to construct a multi-storied building on the said land but on account of paucity of fund, the same could not be materialized and on account of fulfillment of such desire, the owners herein were in search of a person/firm/company, who will undertake such constructional work on the said land by collecting men and materials and providing proper finance for construction of a building on the said land;

AND WHEREAS knowing such desire, the Developer/Builder herein made a proposal to the owners to that effect and the Developer became interested to undertake such constructional work on certain terms and conditions. Which the owners have accepted;



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AND WHEREAS for avoiding any future litigation and complications, both the owners and the Developer/Builder agreed on certain terms and conditions and certain rights and obligations of which both the parties will be binding upon which is hereinafter appearing;

AND WHEREAS the Developer have agreed to develop the said premises in the terms and conditions which are contained herein below unless it is contrary or repugnant to the context the following words shall have the following meanings:-

a) **SCHEDULE PROPERTY** means the said land and the building or buildings situated and constructed thereon at any material issue comprising of 4 cattaahss 42 Sq. ft. of land, being premises no. 617, Lake Gardens, P.S. Lake, Kolkata- 700045., which is more fully and particularly described in the schedule 'A' hereunder and hereinafter called the said premises, which is more fully and particularly described in the schedule 'A' hereunder and hereinafter called the said premises as described in the schedule hereunder written.



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b) **CONSTRUCTED AREA** shall mean the part or partition of the land at the Schedule premises whereon or on part whereof any building is to be constructed.

c) **BUILDING** shall mean the building intended to be constructed on the said property mentioned in the **FIRST SCHEDULE** hereunder written and shall include other common areas and facilities intended for the enjoyment of the building by its occupants.

d) **SAID FLAT** shall mean and include constructed area of a part or portion of a floor as identified by the developer with the specific measurement along with Super built up area consisting of several rooms including bath, privy, kitchen etc. having habitable condition.

e) **CONSTRUCTED AREA/SALEABLE SPACE** shall mean the total constructed area in the building as sanctioned by the Kolkata Municipal Corporation upon the total area of land described in the Schedule "A" property i.e. 4 cottahs & 42 sq.ft. of land more or less.

f) **CO-OWNERS** shall mean the person/persons to whom the developer agreed or may agree to transfer and/or



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transferred by way of sale or otherwise and undivided interest in the **FIRST SCHEDULE** or intended to be transferred or causes to be transferred by the developer to any person/persons for the time being who shall be residing in the flat of the said building or will be or possession of flats comprising of developer's share as nominee of the developer.

g) **OWNERS' ALLOCATION** shall mean the 50% of the constructed area/built up area or shall mean self contained flat(s) on the intended constructed building for the owner in consideration of the owners in allowing the Developer to develop and exploit commercially the said property in terms and conditions written hereunder and rupees three lakh.

h) **DEVELOPERS ALLOCATION/AREAS** shall mean the balance 50% of the total built up area/ saleable space in the building (after making provision for the owners' allocation/ areas/and which shall absolutely belong to the Developer together which the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or rent with regard thereto or in any way to deal with



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the same as the absolute owner thereof and the Developer shall entitled to get loan out of entire said property.

i) **PROPORTIONATE SHARE** shall mean the portion of ratio which the area of any flat bears to the aggregate of the area of all the flats or others constructed area of the time being in the said building to the **FIRST SCHEDULE** premises.

j) **COMMON EXPENSES** shall include costs, charges and expenses for working maintenance, up-keeping repairs and replacement of the common parts including the Municipal Taxes and other taxes and levies relating to or connected with the said building First Schedule premises and the land thereto belonging.

k) **COMMON FACILITIES & AMENITIES** shall include the stair case, landing, lobby, passage, ways, pump rooms, deep tubewell, overhead water tank, water pump with motor provided by the Developer etc, the space where actually the electric meters will be installed, and the parapet wall of the roof or built up area which may be mutually agreed upon between the parties and required for enjoyment maintenance and or management of the building.



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l) **THE PRONOUNS** he or she in these presently shall mean and be construed to have been used instead of any person/persons as firm, company or any other legal entity capable of holding property, in one context so admitted.

m) **SUPER BUILT UP AREA** shall include the built up area of each unit and internal walls, periphery walls and column and proportionate areas such as occupied by underground floor and/or overhead water tanks, electric sub station, septic tank, common corridors and boundary walls etc and half of the areas has been taken in the case of common walls between the two units. All projections whatsoever are fully charged for.

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

1) The owner has agreed to enter into this Development agreement with the other part that the Developer/contractor shall take all responsibilities on his shoulder for construction of a new multi-storied building in the said premises and prior to that the Developer will take the following responsibilities :-



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a) The Developer shall demolish the existing structure of the premises.

The developer shall pay sum of Rs. 3,00,000/- to the owners on the day of signing this agreement;

b) The Developer shall obtain building sanctioned plan from the Kolkata Municipal Corporation of the premises.

c) The Developer shall collect the no objection at the time of sanction building plan from the competent authority, if requires.

d) The Developer shall bear the expenses at present and a statement of accounts has to be approved by the owners;

2) The owners have agreed to appoint and do hereby appoint "**M/s BIDYARTHI BUILDERS**" as the Developer/Contractor for development of the said land/premises after getting necessary permission, mutation and sanction from the concerned authorities as may be required from time to time at the cost of the Developer/Contractor.

The expenses and outgoing made in respect of the permission, mutation, sanction plan etc shall be borne by the Developer.



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- 3) It is agreed by and between the parties herein that notwithstanding execution of this agreement the Developer shall always be entitled to execute agreement for sale, Deed of conveyances and other documents of transfer that the Developer/Contractor may decide to enter into or execute with any person or concern for proper exploitation of the project and the owners shall joint as the confirming party in all such agreements and deed of transfer of the proposed building.
- 4) All amounts receivable under such agreements and/or other documents in respect of the Developers portion shall be received by the Developer exclusively.
- 5) **DEVELOPER'S OBLIGATION, RIGHT AND IDEMUNITY:**
- a. The Developer shall construct the building strictly in accordance with the plan sanctioned by the Municipal authorities and after due compliance with all statutory and other obligations under Building Rules framed in that regard.
 - b. The Developer shall be careful at the time of construction of the building and roof of the building will be water proofing as well as heat



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proofing and the roof of the building shall be fit for fixing TV Antenna, Hoarding, etc.

- c. The Developer shall submit the building plan of the Schedule land within the three months from the day of execution of this agreement. Specifically shall collect the signatures, if required, of the owners within the one month after execution of this agreement for obtaining the building plan.
- d. All costs, charges and expenses incurred for the purpose of sanction of plan, compliance of Rules and formalities, construction of the building shall be borne and paid by the Developer from its own resources without requiring the Owners to contribute or pay any of such expenses or portion thereof under any circumstances whatsoever.
- e. The Developer shall complete construction of the said building and deliver possession of the Owners' allocation within 15 months from the date of sanction of the building plan or from the date of delivery of possession by the Owners, whichever is later, unless prevented by force majeure circumstances. The time as aforesaid shall be treated as essence of this contract.



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- f. The Developer shall ensure that the building shall conform to best standard and shall use good materials during the progress of construction. Specification of such construction is specified in the Third Schedule hereunder.
 - g. The Developer shall take steps for cleaning, dressing and shall construct boundary wall prior to sanction plan but can not keep any other materials prior to sanction of the building plan including Labours.
 - h. If the Developer fail to construct the newly proposed building and/or fail to complete the project in that case the Developer shall have no authority to transfer or assign of their right of construction and development of the schedule property without the consent of the Owners.
 - i. The Developer also indemnify if any excess land is found in future apart from the 4 cottah and 42 sq.ft. of land, then the Developer shall have no authority to claim or encroach if any portion thereof.
- 6) By virtue of execution of this agreement and/or allotment of owners' allocation the owner shall forthwith on being required by the Developer sign,



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execute and deliver all plan, papers and/or documents as may be required by the Developer to enable the Developer to effectively carry out and/or entitlements of the Developer in terms hereof.

- 7) The Developer shall proceed expeditiously with the sanction of the building plan.
- 8) The time is the essence of contract.
- 9) The owner shall deliver to the Developer the original title deeds and other relevant papers according to the requirement of the Developer. The Developer and owners have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the owners or a joint venture between the owner and the Developer nor shall the Developer and the owners in any manner constitute an association of persons.
- 10) The Developer hereby undertake that the construction will be of good quality materials and shall construct according to specification given hereunder;-
- 11) **THE OWNERS AGREE AND COVENANT WITH THE DEVELOPER:**



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- a) Not to cause any interference or hindrance in the construction of the building on the said property by the Developer.
- b) Not to do any act deed or thing whereby the Developer may be prejudicially affected from the right or selling transferring dealing with and/or disposing of the Developer's allocation.
- c) Not to let out grant lease mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the subsistence of this agreement as well as power of attorney.
- d) To bear and pay all property and other duties and outgoing in respect of the said until the entirety of the said property is handed over to the Developer physically possess the entirety of the said property.
- e) In the event of any encumbrances be found on the said property or any act thereof then and in such event of owner shall be liable to clear the same within one month or receiving a notice from the Developer to do so at their own costs and expenses.
- f) To make out a good marketable title to the said property.



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- g) To cause to be joined such person or persons as parties as may be required by the Developer in the agreement and/or sale deeds that may be executed for sale and transfer of the Developers' allocation.
- h) To apply for and obtain all permissions clearance and certificates required for effectuating and completing the sale and transfer as envisaged hereunder (including the clearance under section 230 A(1) of the Income Tax Act. 1961 and the premises under Urban Land (Ceiling and Regulation Act 1976) within a reasonable time of being required by the Developer to do. So It being clarified that all expenses as required to be incurred for obtaining such permissions and clearance shall be borne by the Developer but all liabilities on account of taxes shall be borne and paid by the owner in respect of owners' allocation only.
- i) To actively render at all times all co-operation and assistances to the Developer in constructing and completing the building and sale and transfer as envisaged hereunder.
- j) To pay to the Developer the proportionate share of the deposits required to be made for obtaining electricity and other utilities in the building within ten days of



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- receiving notice from the Developer in writing to do so.
- k) To hold upon the developer's completing the proportionate construction of the owners' allocation, the owners' allocation on the same terms and conditions and rest actions as regards the user and maintenance of the building as the other purchasers of the building hold and shall pay the Municipal rates and taxes maintenance charges and other outgoings regularly in respect thereof at the same rate and in the same manner as the flat purchaser of the Developer's allocation would pay.
 - l) Not to park or allow any one to park car in any portion of the said premises unless otherwise agreed with the Developer in writing.
 - m) To pay all stamp fees and a registration charge requires to be paid on the documents for becoming fully and absolute owner of the owner's allocation.
 - n) To grant to the Developer and/or its nominee or nominees a general power of attorney as may be required for the purpose of sanctioning of plans and obtaining all necessary permissions and sanctioned from different authorities in connection with the construction of the building obtaining utilities from



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different authorities and also for purposing and following up the matter with the Kolkata Municipal Corporation and other authorities and also to enter into an agreement within the intending purchaser/ purchasers in respect of Developer's allocation.

- o) To allow the Developer to display signboard and other advertisement materials solely on the said premises in context to the new project or sale of flats on ownership at the said project at the said premises by the Developer.

12) **THE DEVELOPER AGREES AND COVENANTS WITH THE OWNERS:**

- a) To pay all property taxes and other duties and outgoings in respect of the said property being occupied by the Developer.

In case any of the flat purchasers and/or other persons commit any default or breach of its agreement for acquiring the Developer's allocation of any portion thereof, then and in such event the Developer shall be at liberty to terminate such contract for and on behalf of itself and the owners and to deal with the space and the rights of such defaulting purchaser in such manner as the Developer may deem fit and proper. All losses and



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incomes accruing in respect thereof shall be for and to the account of the Developer. The built up area constructed for and on behalf of the defaulting purchaser/ flat owners and the properties appurtenant thereto shall be deemed to be the property of the Developer and the same shall be dealt with and sold by the shall Developer for and on behalf of itself as well as the owners thereof and the owners have no concern therewith. The Developer shall keep the owner indemnified in respect of all losses and liabilities arising out of the aforesaid.

- b) All costs and expenses of preparation stamping and registration of the sale deed or deeds and/or other documents of transfer to be executed and/or registered in respect of the Developer's Allocation shall be borne and paid by the Developer and/or the proposed purchasers thereof and the owner shall not be put to any expenses on account thereof.
- c) It is clarified that all amounts receivable under agreement or other documents of transfer for proportionate share of land comprised in the said premises as be appurtenances to the Developer's allocation and the flats comprised in the Developer's Allocation shall be for and to the account of the



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Developer and shall be received by the Developer exclusively and the owners shall have no concern therewith.

- d) In case the Developer fail to construct and deliver possession of the owners' allocation to the owner within the period mentioned herein above, then and in such event the developer shall be given a grace period of six months and in spite of giving such grace period in case the Developer fails to construct and delivery of possession of the owners' allocation within the specified time. The owners will be at liberty to take steps in accordance with law.
- e) The Developer shall frame the scheme of management and administration of the building and in particularly the common areas and facilities therein in consultation with flat owners;
- f) The Developer shall complete the owners' allocation within the time specified herein subject to force measure and other reasons beyond the control of the Developer.
- g) The owners shall become entitled to deal with his allocation in such manner as the owner may deem fit and proper, but no inconsistent with the terms and conditions contained herein or as be adopted by the



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Developer for user and maintenance of the Developer's Allocation the date of delivery of possession of the Owners' allocation to the owners and for that the Developer shall sign and execute all papers and documents as be required by the owners.

- h) In case of acquisition or requisition of the said property arise during subsistence of this Agreement then the Developer may get 50% of the award as granted by the concerned Authority.
- i) In case by such time the owners' allocation has been constructed then the owner shall be entitled to the entire compensation in respect of the owner's allocation if separately allocated (otherwise to the proportionate share of the compensation) including the proportionate share of the land comprised in the said premises if separately allocated according to the acquisition value and the Developer be entitled to the balance compensation.
- j) In case such time the construction has not commenced then the Developer shall have the option to terminate the contract and claim all amounts mentioned and herein above and in that event the owners will be at liberty to negotiate and enter into contract with any other intending Developer.



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- k) In case of acquisition of the said premises after the commencement of construction of the building and prior to the completion thereof owners shall be entitled to receive the compensation from the concerned authority and the developer shall get the construction cost only.
- l) In case of requisition of the said premises after the commencement of construction of the building and prior to the completion thereof, then the owner shall be entitled to the whole of compensation towards rent in respect of the owners' allocation and the Developer shall get the rental compensation for the Developer allocation subject to completion of the owners' allocation in a habitable condition.
13. The entire building (which includes the owner's allocation) at the said property shall be commonly called and known by such name as the Developer may deem fit and proper.
14. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the parties respective obligations are prevented by force majeure and shall be suspended from their obligations during the duration of the force majeure, force majeure shall mean flood, earth quake, storm, fire, tempest



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local hazards or other acts of God which are beyond the control of the parties hereto.

15. Unless otherwise expressly mention herein neither the owners nor the Developer shall be entitled to rescind this contract. The remedy of the owners and the Developer is only as provided hereunder or to claim damages.
16. Any notice required to be given by any party on the other shall be made by any mode of service available be deemed to have been served on the other if delivered by hand or sent by prepaid registered post with acknowledgement due to the address mentioned above.
17. In case of any dispute or difference or questions arising between the Owners and the Developer with regard to this agreement the same shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time or any statutory amendment thereto and the award made by the arbitrator or arbitrators shall be final binding on the parties hereto.
18. It is mentioned here that in case any untoward/ adverse situation out of using of bad materials or so



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the owners will be not liable, the Developer only will be liable for the same.


19. Only the Courts within whose jurisdiction the property is situated shall have jurisdiction to entertain try and determine all proceedings arising out of the contract.
20. It is specifically stated here once again that in case any untoward/ adverse incident arising out of the use of the bad materials of workmanship in the construction of the building the liability will be of the Developer only.


FIRST SCHEDULE

ALL THAT piece and parcel of land measuring an area of 4 cottas 42 Sq. ft. more or less along with One Two Storied Structure thereon measuring about 1000 Sq.ft. more or less in the Ground Floor and 1000 Sq.ft. more or less in the First Floor situated and lying at being premises No. 162, Prince Anwar Shah Road, Kolkata-700045 now 617, Lake Gardens P.S. Lake, P.O. - Lake Gardens Kolkata-700045, and the said Plot of land arising out of plot no. 41, 42 & 39/849 under Khatian No. 260 and 556 respectively of Mouza Arkpur measuring an area of 11 decimals of land comprising of 4 Cottahs 42 Sq.ft., under Kolkata Municipal Corporation, ward no. 093, which is butted and bounded by:-




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ON THE NORTH :Wide KMC Road; 

ON THE SOUTH :601, Lake Gardens; 

ON THE WEST :618, Lake Gardens;

ON THE EAST :D-616, LAKE GARDENS; 

SECOND SCHEDULE

- a) The original Sale Deed executed by the Bangur Land Development Corporation Ltd. To SHYAMAL JYOTI BARMAN alias SYAMAL JYOTI BARMAN registered in the office of the Sub-Registrar, Alipore at Alipore, District 24-Parganas(South) and recorded in Book No.1, Volume No. 18, Pages 258 to 265, being No. 852 for the year 1957; 

- b) Tax Receipt of up to date payment;
- c) Death Certificates;.
- d) 1st Class Judicial Magistrate Affidavit of Legal Heirship.



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THIRD SCHEDULE

(SPECIFICATIONS, FITTING & FIXTURES PROVIDED IN THE PROJECT / BUILDING)

1. FOUNDATION & STRUCTURE:

The Said Building is designed and is being built on R.C.C. foundation resting on deep bored piles and R.C.C. frame structure designed with current earthquake zone consideration as per the drawings and specifications provided by the Project Architect(s) and structural engineers.

2. DOORS & DOOR FRAMES: Flush door with solid/engineered FSC approved wood frame except for kitchen. The shutters will be hung with Standard Hardware Fittings. Entrance door shall have Good Lock as per selection of the Project Architect(s).

3. WINDOWS: All windows will be standard section Aluminum sliding / Casement with glass inserts in each shutter fitted with matching fittings and with Grills at places as finalized by the Project Architect(s) .

4. WALLS : AAC Blocks/Reused Red Bricks as per IGBC Green Norms.

5. LIFTS: One 4 Passenger Lift of Kone/L&T Elevators/Schinder

6. FLOORING:- Marble Flooring/Tiles

7. TOILETS: ceramic tiles on the walls upto door height.

a. Porcelain sanitary wares of Parry ware/Hindware or any ISI brand

b. Standard basin as designed and/or selected by

Owners/Developer/Project Architect(s) .

c. Provision for Geysers in all toilets.

d. CP fittings of Jaquar/Essco or any other ISI brand.



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KITCHEN :

- A) Granite top cooking platform with Blackstone partition with one stainless steel sink as selected by Owners/Developer/Project Architect(s) .
- B) Walls of kitchen will be covered with ceramic tiles upto a height of two feet above the granite counter.
- C) Provision for Water Filter near sink area.
- D) Provision for Washing Machine at place as selected by Project Architect(s).

1. **WALL FINISH :** All walls in the said Units shall be White Putty finish including Toilet and Kitchen area where there are ceramic tiles on walls.

2. ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER :

- A) Total concealed electrical wiring for all the rooms provided with copper conductors.
- B) Air-conditioning plug point in all the bedrooms and Living/dining Hall.
- C) Geyser points in all toilets.
- D) Stipulated light and plug point in dining/ drawing and bedrooms, as per architectural drawings.
- E) Electrical call bell provision at main entrance door. g

3. SECURITY SYSTEM :

Closed Circuit Television (CCTV).

Arrangement for 24 X 7 manned security.

Video Door Phone.



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IN WITNESSES WHEREOF the parties hereto put their respective hands and seal on the day, month and year first above written.

WITNESSES :-

1) *Lalit Shah*
S/o - LT. RAJENDRA PD SHAH
159. JODHAPUR GARDEN
KOLKATA - 700045.

Mushimita Tanya
Satyadev Bannan

O W N E R ' S

2) *Karun Mondal*
S/o *Mukunda Mondal*
140 Prince Anwar Shah
Road, Colcutta - 700045

For **BIDYARTHI BUILDERS**
Mohan Kumar Ray

Proprietor
D E V E L O P E R

Drafted by me

Subrata Mondal

F/1328/07 **ADVOCATE**

ALIPORE POLICE COURT

KOLKATA-700027.

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SOUTH 24 PGS .ALIPORE

07 OCT 2021

MEMO OF CONSIDERATION

RECEIVED by the within named Developer a sum of
Rs.3,00,000/- (Rupees three lakhs) only from the within
named DEVELOPER by way of;

WITNESSES :-

1) *Lalita Shaw*
S/O - LT. RAJENDRA AD. SHAW
159. JOOHAUR GARDEN
KALKATA - 700045.

2) *Kamun Mondel*

Suchismita Tanja
Satyadev Barman

OWNERS




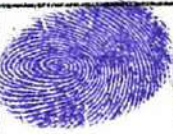









DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS .ALIPORE
07 OCT 2021

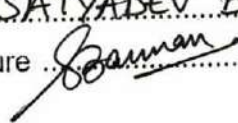
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|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |




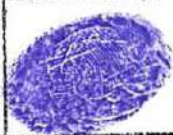

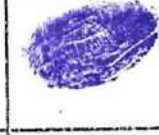
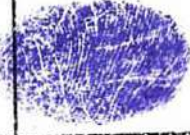


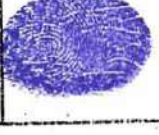

Name

Signature

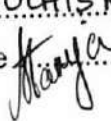
| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |












Name SATYADEV BARMAN

Signature  Satyadev Barman

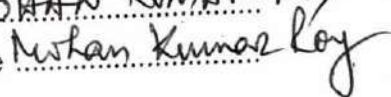
| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name SUCHISMITA TANEJA

Signature  Suchismita Taneja

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name MOHAN KUMAR ROY

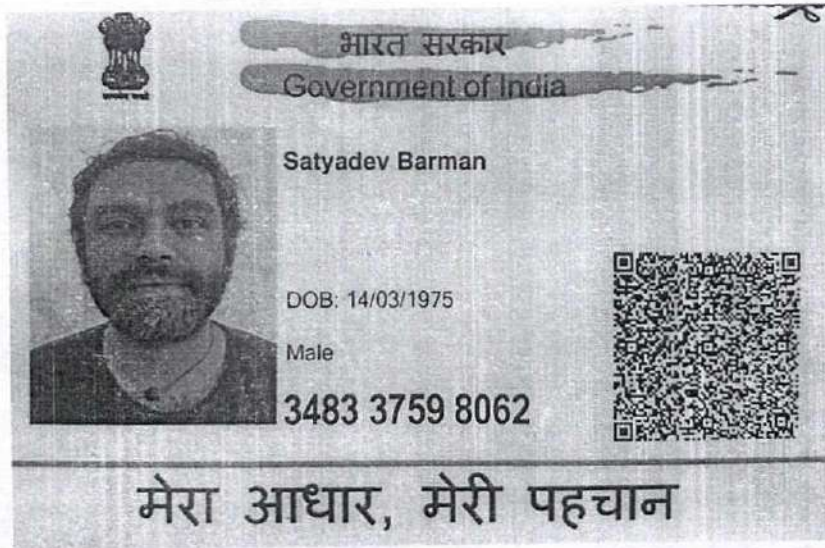
Signature  Mohan Kumar Roy



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
07 OCT 2021



Mohan Da
today at 9:18 pm



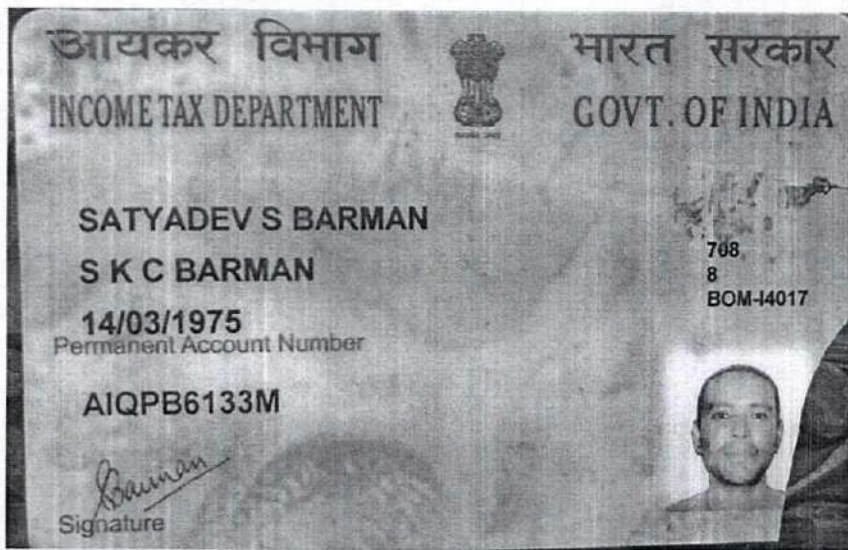
1 of 4







Mohan Da
today at 9:18 pm







Mohan Da
today at 9:18 pm



पंजीकृत BOP / Enrollment No.: 106769092/31568

To:
शुद्धिपत्र कार्यालय
Sudhichitra Karyalay
W/O. Anil Taneja
D-33 - 1st Floor
Hauz Khas
Hauz Khas
Hauz Khas South, Delhi
Date: 13/06/21
8811602964

3529 0787 5858

आपका आधार क्रमांक / Your Aadhaar No.
3529 0787 5858

मेरा आधार, मेरी पहचान

शुद्धिपत्र कार्यालय
Sudhichitra Karyalay
W/O. Anil Taneja
D-33 - 1st Floor
Hauz Khas
Hauz Khas South, Delhi
Date: 13/06/21
8811602964

3529 0787 5858

मेरा आधार, मेरी पहचान





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAN KUMAR ROY

JANAK ROY

05/01/1979

Permanent Account Number

AEQPR4761P

Signature

5
1
37894







भारत सरकार
GOVERNMENT OF INDIA



मोहन कुमार राय
Mohan Kumar Roy
DOB: 05-01-1979
Gender: Male



5150 0410 4853

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

डि/621, लेक गार्डेंस, लेक गार्डेंस, लेक
गार्डेंस, कोलकाता, पश्चिम बंगाल 700045

Address:

D/621, Lake Gardens, Lake
Gardens, Circus Avenue, Kolkata,
West Bengal, 700045



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 031



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUCHISMITA TANEJA

SYAMAL JYOTI BARMAN

26/05/1971

Permanent Account Number

ACZPB0958K

Signature

Kanya



25092008



Major Information of the Deed

| | | | |
|--|--|---------------------------------|------------|
| Deed No : | I-1603-11888/2021 | Date of Registration | 24/11/2021 |
| Query No / Year | 1603-2002002828/2021 | Office where deed is registered | |
| Query Date | 02/10/2021 3:52:27 PM | 1603-2002002828/2021 | |
| Applicant Name, Address & Other Details | Subrata Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231662184, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 16,00,000/- | Rs. 2,04,34,315/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,121/- (Article:48(g)) | Rs. 3,053/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :






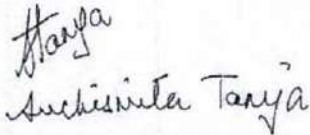
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 617, , Ward No: 093 Pin Code : 700045

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 4 Katha 42 Sq Ft | 15,00,000/- | 1,90,84,315/- | Width of Approach Road: 20 Ft., |
| Grand Total : | | | | 6.6963Dec | 15,00,000 /- | 190,84,315 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2000 Sq Ft. | 1,00,000/- | 13,50,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 2000 sq ft | 1,00,000 /- | 13,50,000 /- | |




Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|---|---|
| 1 | <p>Name</p> <p>Mr SATYADEV BARMAN Son of Mr SYAMAL JYOTI BARMAN Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office</p> | <p>Photo</p>  <p>07/10/2021</p> | <p>Finger Print</p>  <p>LTI 07/10/2021</p> | <p>Signature</p>  <p>07/10/2021</p> |
| <p>D/617, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx3M, Aadhaar No: 34xxxxxxxx8062, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office</p> | | | | |
| 2 | <p>Name</p> <p>Mrs SUCHISMITA TANEJA Wife of Mr Anup Taneja Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office</p> | <p>Photo</p>  <p>07/10/2021</p> | <p>Finger Print</p>  <p>LTI 07/10/2021</p> | <p>Signature</p>  <p>07/10/2021</p> |
| <p>D-53, 1st Floor, , South Delhi, City:- Not Specified, P.O:- Hauz Khas, P.S:-HAUZ KHAS, District:- South, Delhi, India, PIN:- 110016 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 35xxxxxxxx5858, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office</p> | | | | |



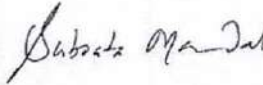
Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | <p>BIDYARTHI BUILDERS 599, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: AExxxxxx1P, Aadhaar No: 51xxxxxxxx4853, Status :Organization, Executed by: Representative</p> | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name Mr Mohan Kumar Roy (Presentant) Son of Late Janak Roy Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office |  |  |  |
| | | Oct 7 2021 3:45PM | LTI 07/10/2021 | 07/10/2021 |
| D 621 Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1P, Aadhaar No: 51xxxxxxxx4853 Status : Representative, Representative of : BIDYARTHI BUILDERS (as proprietor) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|---|
| Mr Subrata Mondal Son of Mr Gobinda Mondal Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 07/10/2021 | 07/10/2021 | 07/10/2021 |
| Identifier Of Mr SATYADEV BARMAN, Mrs SUCHISMITA TANEJA, Mr Mohan Kumar Roy | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|--------------------------------|
| 1 | Mr SATYADEV BARMAN | BIDYARTHI BUILDERS-3.34812 Dec |
| 2 | Mrs SUCHISMITA TANEJA | BIDYARTHI BUILDERS-3.34812 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SATYADEV BARMAN | BIDYARTHI BUILDERS-1000.00000000 Sq Ft |
| 2 | Mrs SUCHISMITA TANEJA | BIDYARTHI BUILDERS-1000.00000000 Sq Ft |

Endorsement For Deed Number : I - 160311888 / 2021

On 07-10-2021

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

Presented for registration at 13:38 hrs on 07-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Mohan Kumar Roy .,

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 2,04,34,315/-

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

Execution is admitted on 07/10/2021 by 1. Mr SATYADEV BARMAN, Son of Mr SYAMAL JYOTI BARMAN, D/617, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. Mrs SUCHISMITA TANEJA, Wife of Mr Anup Taneja, D-53, 1st Floor, , South Delhi, P.O: Hauz Khas, Thana: HAUZ KHAS, , South, DELHI, India, PIN - 110016, by caste Hindu, by Profession Service

Identified by Mr Subrata Mondal, , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-10-2021 by Mr Mohan Kumar Roy, proprietor, BIDYARTHI BUILDERS (Sole Proprietorship), 599, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Identified by Mr Subrata Mondal, , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 8:01PM with Govt. Ref. No: 192021220094021571 on 06-10-2021, Amount Rs: 3,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2706344982 on 06-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG6283, Amount: Rs.100/-, Date of Purchase: 10/09/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 8:01PM with Govt. Ref. No: 192021220094021571 on 06-10-2021, Amount Rs: 40,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2706344982 on 06-10-2021, Head of Account 0030-02-103-003-02



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

On 24-11-2021

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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 320786 to 320830

being No 160311888 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.11.24 17:37:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/11/24 05:37:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)