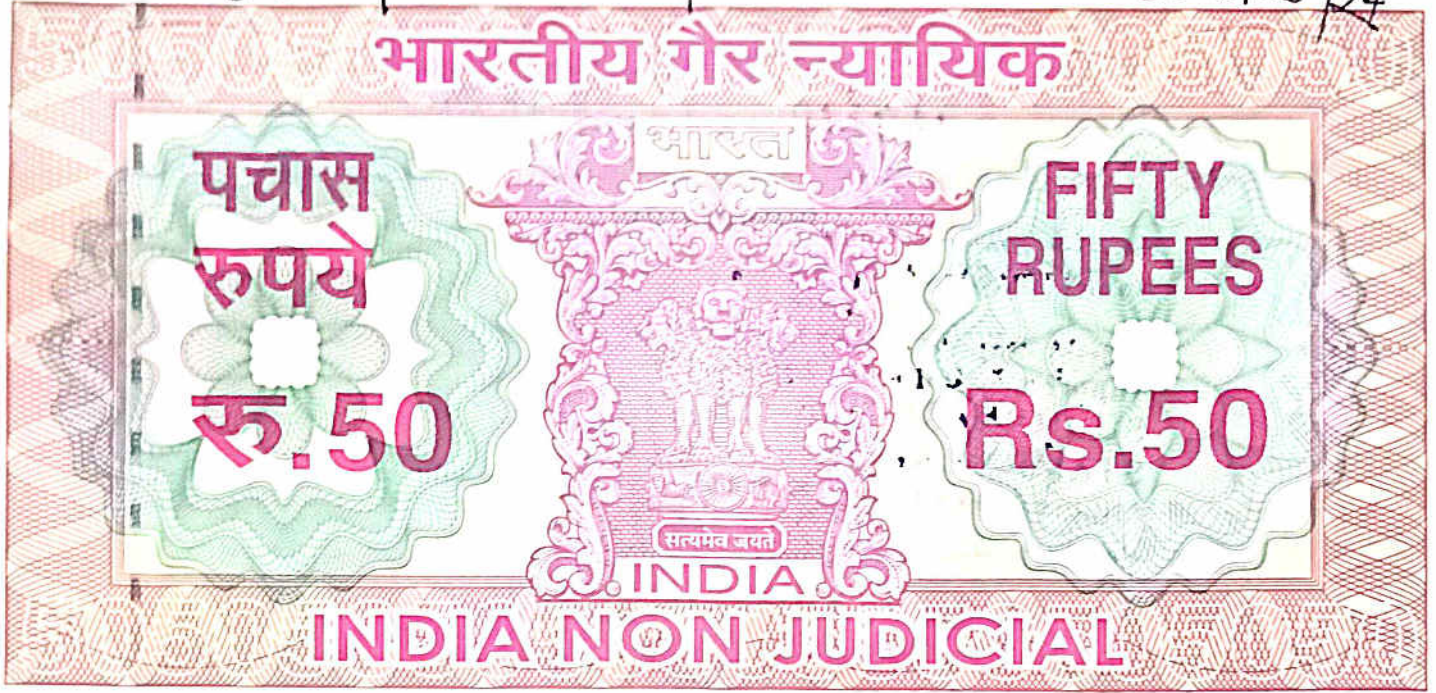


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 118036

29/04/2024  
Q-2001057113/2024

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

  
District Sub-Registrar-V  
Alipore, South 24 Parganas

29 APR 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made at Kolkata this 29<sup>TH</sup>. day of April, 2024 (Two Thousand Twenty Four)

BETWEEN

BISWANATH MALIK (PAN-DCRPM6473D, DOB-01/01/1978) & (AADHAAR NO. 3058 7901 0407) son of Late Lalu Malik, by Nationality -Indian, by Faith-Hindu,

12440

10 APR 2024

No.....Rs. /- Date.....

Name:- B. C. LAHIRI  
Advocate

Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS  
STAMP VENDOR

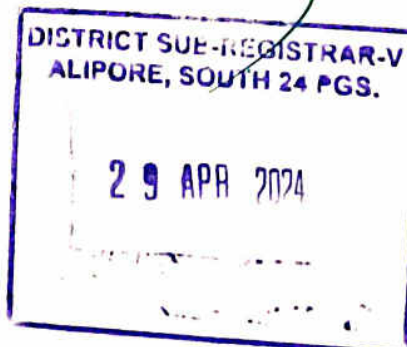
Alipore Police Court, Kol-27

Vende .....

*[Handwritten signature]*



*Bahul Dhor*  
*70, Late R. Dhor*  
*Guy Nayar*  
*Kol-15*





by Occupation- Business, residing at 522, Kalikapur, Chit Kalikapur, P.O.- Mukundapur, Police Station- Purba Jadavpur, Kolkata 700 099, District South 24 Parganas, hereinafter be called and referred to the "OWNER"( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors administrators, legal representatives and assigns) of the ONE PART.

AND

M/s. ANILA CONSTRUCTION CO. (PAN-AIDPD4689B), having it's office at 70/2, Hader Hat, Kalikapur , Police Station - Purba Jadavpur, Kolkata - 700 099, represented by its sole proprietor BIBHUTI BHUSAN DAS (PAN-AIDPD4689B, DOB-18/09/1978 & AADHAAR NO.-3293 8835 4908) son of Late Bhupendra Nath Das, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at P-42, Block-A, Satabdi Park, P.O.- Mukundapur, Police Station- Purba Jadavpur presently Panchasayar, Kolkata - 700 099 hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal, heirs, executors, administrators legal representatives and assigns) of the OTHER PART.

WHEREAS by virtue of a Bengali Bikray Kobala dated 31.10.1972, one Smt. Sandhya Rani Malik wife of Sri. Lalu Malik purchased ALL THAT piece and parcel of land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 - 5 &12, under R.S. Dag No. 383, under R.S. Khatian No: 211, Together with one R.T. Shed measuring about 100 sq ft ,more or less, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas from one BihariLalMondal son of Late Ganesh Chandra Mondal against a valuable consideration mentioned therein and the said Bikray Kobala was duly registered in the office of Additional District Registrar at Alipore and recorded in Book No.1, Volume No.90, Pages from 214 to 217, Being No. 4592 for the year 1972.

AND WHEREAS by virtue of aforesaid purchase the said Smt. Sandhya Rani Malik



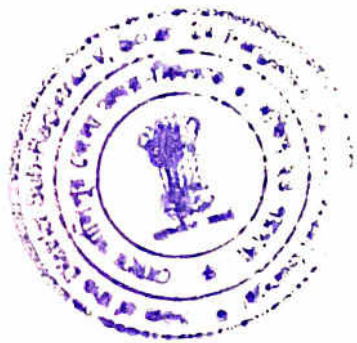
DISTRICT SUB-REGISTRAR-V  
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became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza- Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 - 5 &12, under R.S. Dag No. 383, under R.S. Khatian No. 211, Together with one R.T. Shed measuring about 100 sq ft ,more or less lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property, the said Smt. Sandhya Rani Malik has mutated her name in the record of the Kolkata Municipal Corporation in respect of the said premises being Premises No. 522, Kalikapur, Kolkata-700 099 and obtained Assesses No.31-109-06-0522-0 and paying rents & taxes regularly.

AND WHEREAS the said Smt. Sandhya Rani Malik alias Sandhya Malik wife of Late Lalu Malik died intestate on 30/07/2015 and her husband Lalu Malik was also predeceased leaving behind them their two sons namely 1) Sri. Jadav Malik alias Sri. Jadab Malik 2) Sri. Biswananth Malik and two married daughters namely 1) Smt. Dasi Pramanik and 2) Smt. Namita Patra who have inherited the aforesaid property left by their mother Smt. Sandhya Rani Malik alias Sandhya Malik, since deceased, by application of the Hindu Succession Act, 1956 as amended up to date each having 1/4<sup>th</sup> Undivided shares.

AND WHEREAS by such inheritance the said 1) Sri. Jadav Malik alias Sri. Jadab Malik ( 2) Sri. Biswanath Malik (3) Smt. Dasi Pramanik and (4) Smt. Namita Patra became the joint owners and jointly seized and possessed of ALL THAT piece and parcel of undivided land measuring about 20 Cottachs equivalent to 33 decimals, more or less comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 ,5 & 12, under R.S. Dag No.383, under R.S. Khatian No.211, Together with one R.T. Shed measuring about 100 sq ft, more or less TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances heditaments , Being Premises No. 522, Kalikapur, Assesses



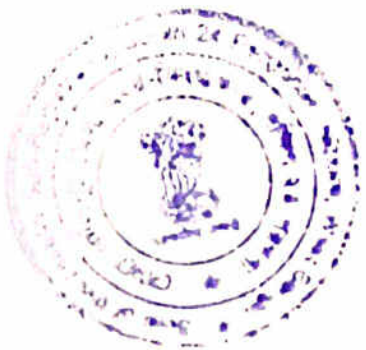
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No.31-109-06-0522-0, Kolkata-700 099 , lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.

AND WHEREAS by a deed of gift dated 15<sup>th</sup> December, 2023, the said Sri. Jadav Malik alias Sri. Jadab Malik, Smt. Dasi Pramanaik and Smt. Namita Patra have granted, gifted briquetted, relinquished, transferred ALL THAT piece and parcel of Bastu gifted land measuring an area about 02 Cottachs 05 Chittacks 28.5 Sq.Ft. more or less (out of the land measuring about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less ) TO-GETHER WITH one R.T. Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 ,5 &12, under R.S. Dag No.383, under R.S.Khatian No.211, Being Premises No.-522, Kalikapur, Assesses No.- 31-109-06-0522-0, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata-700 099, District South 24 Parganas, in favour of Biswanath Mailk against natural love and affection and the said deed of gift was duly registered in the office of District Sub Registrar-II and recorded in Book No.1, Volume No.1602-2023,pages from 648661 to 648682, Being No.160217796 for the year 2023. "

AND WHEREAS by virtue of the aforesaid Deed of Gifts and also by inheritance , the said Biswanath Malik son of Late lalul Malik became the sole and absolute owner and solely and absolutely seized and possessed of ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottachs 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances , hereditaments , lying and situate at Mouza comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522, Kalikapur, Assesses No.31-109-06-0522-0, Kolkata – 700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas.



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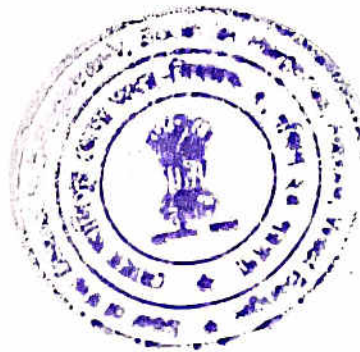


AND WHEREAS while seized and possessed of the aforesaid land the said Biswanath Malik has mutated his name in the record of the Kolkata Municipal Corporation in respect of Premises No.522/1, Kalikapur, Kolkata- 700 099, under Assesses No.31-109-06-7399-7, P.S- Purba Jadavpur, District- South 24 Parganas and paying taxes regularly.

AND WHEREAS thus the said Biswanath Malik became the sole and absolute owner of ALL THAT piece and parcel of bastu land measuring about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances, hereditaments, lying and situate at Mouza comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522/1, Kalikapur, Assesses No.31-109-06-7399-7, Kolkata-700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas herein after be referred to as the "SAID PREMISES", more fully described in the FIRST SCHEDULE written hereunder.

AND WHEREAS the owner being desirous of developing the aforesaid premises being Municipal Premises No.522/1, Kalikapur, Kolkata- 700 099 by constructing multi storied building/s with lift facilities on the aforesaid premises but due to paucity of funds and lack of expertise and expenses was looking for an experienced prospective Developer for construction of proposed residential building on the said premises and knowing the same, the developer, herein approached the owner for development of the said premises in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation and the owner have agreed to do so as per the terms and conditions mentioned hereunder.

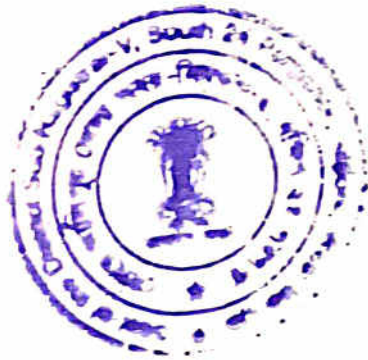
NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows-



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1. **OWNER** shall mean the above named Sri **BISWANATH MALIK** son of Late **Lalu Malik** together his legal heirs and successors, administrators and assigns.
2. **DEVELOPER** shall always mean the above named **M/s. ANILA CONSTRUCTION CO.** Together with its legal heirs and successors administrators, and assigns.
3. **PROPERTY** shall mean **ALL THAT** piece and parcel of Bastu land measuring an area about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less, comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522/1, Kalikapur, Assesses No.31-109-06-7399-7, Kolkata—700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24 Parganas, more fully described in the **FIRST SCHEDULE** written hereunder.
4. **BUILDING** shall mean structures or super structures intended to be constructed on the said premises and shall include Lift, meter room, pump room, and reservoir, open/covered spaces, intended for the enjoyment of the occupants of the said building including all its easements, appurtenance and appendages.
5. **COMMON FACILITIES** shall include all passages, ways, staircase, lifts, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manhole, pits, roof, terrace, water connection and pipe lines, overhead and underground reservoirs, pipe lines, motor pump, fences and boundary walls, courtyards, electric connection and electricity supply to common area and fittings, fixtures, entire exterior walls, boundary walls, common paths ways, and other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building.





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6. AREA shall mean and include the built up constructed areas in the said building/property and the roof area shall be common for all.
7. SUPER BUILT UP AREA of a unit shall mean built up area of the unit together with its proportionate share of the common areas, staircase, lift areas, landings and passages, with proportionate share of the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.
8. THE ARCHITECT - shall mean such person/s to be appointed by the developer for both designing and planning of the building on the said premises.
9. BUILDING PLAN-would mean such plan to be prepared by the Architect/Planner for construction of the building to be sanctioned by the competent authority at the cost of the Developer.
10. TRANSFER- with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act.
11. TRANSFEREE- shall mean any person, firm, limited Companies, Associations of persons, or body or individual to whom any space in the building has been or shall be transferred.
12. That the owner declares that he is the sole and absolute owner of ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less, comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522/1, Kalikapur, Assesses No.31-109-06-7399-7, Kolkata –700 099, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District of South 24



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Parganas and shall handover the possession of the said premises ( where the proposed construction shall be undertaken) together with all papers and documents to the Developer at the time of signing of this agreement.

13. The Owner further declares that the said premises is free from all encumbrances, charges, liens, lispendenses, trust, litigation, encroachments ,acquisition and requisitions from any Government and having good and marketable title .
14. That the owner has hereby granted exclusive right to the developer to undertake the new construction on the said premises to be constructed by the developer in accordance with Building Plan to be sanctioned by the sanctioning authority at the cost of the Developer.
15. That for all purpose of sanction of building plan applications, petitions, affidavits, sketches and for getting such altered / modified plan/s or further plans to be approved by the appropriate authority the Developer shall sign, appear, represent before the concerned authorities on behalf of the owner in his name and on his behalf in connection with any or all of the matters aforesaid and the owner in such circumstances may give necessary assistance., co-operation, signatures whenever necessary to the Developer for the interest of the proposed project.
16. That the Developer has obtained Building Plan Vide No. 2024120003 dated 01.04.2024 duly sanctioned by the Kolkata Municipal Corporation for construction of one G+III storied residential building on the said premises.
17. That the Developer shall have the exclusive right to look after , manage, supervise, conduct and do all/ every act, deeds, matters and things necessary for the purpose of developing the said premises in order to make it perfect in all respect for construction of a ground plus three storied building



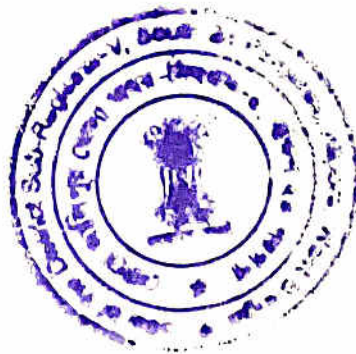
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with lift facility thereon in accordance with the building plan at the cost of the Developer.

18. That the Developer shall obtain building sanction plan from the Kolkata Municipal corporation at its efforts, initiation and cost and the Developer shall construct the said proposed Building on the said premises as per Building Sanction Plan and or Building Permit sanctioned and issued by The Kolkata Municipal Corporation.
19. That the Developer shall negotiate with the prospective purchasers of the flats finalize the terms and conditions and also enter into sale agreement individually with such terms and conditions that may not likely to affect the interest of the Owner in any manner.
20. That the new proposed building shall be completed within 30 ( Thirty ) months time with a grace/ gestation period of further 3 (three) months to be reckoned from the date of sanction of the building Plan .
21. That the developer shall be exclusively entitled to its respective shares of the developers' Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
22. **OWNERS' ALLOCATION-** the Developer shall be liable to provide the Owner's allocation as under-

FLOOR	2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking & Area No.
1 <sup>ST</sup> . Floor	2 BHK.	1-A	795 Sq.Ft.	Southern Portion	Two Car Parking Space,
1 <sup>ST</sup> . Floor	3 BHK.	1-B	1015 Sq.Ft.	Northern Portion	Area about 135 Sft. each Parking





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The owner shall get Rs.36,00,000/- (Rupees Thirty Six Lakhs) only from the Developer as Non refundable money out of which a sum of Rs. 1,00,000/- (Rupees One Lakh Only) has been paid by the Developer and the Owner herein DOTM hereby and by the memo of Consideration admit, accept and acknowledged receipt of the same from the Developer herein. The rest /balance amount shall be paid by the developer as under-

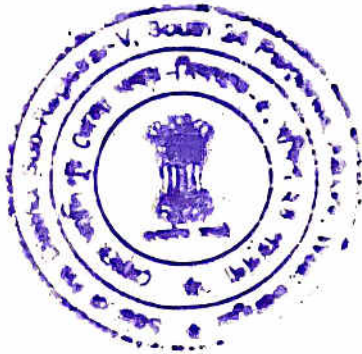
- i) Within One Month- Rs. 1,50,000/-
- ii) First floor roof castings- Rs.16,00,000/-
- iii) At the time of handover -Rs.17,50,000/-

OWNERS' ALLOCATION is more fully and particularly described in the SECOND SCHEDULE written hereunder.

23. DEVELOPERS' ALLOCATION- shall means ---.

FLOOR	2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientalio n	Covered Parking Area	Car No. & Area
2 <sup>nd</sup> Floor	3 BHK.	2-B	1015 Sq.Ft.	Northern Portion	Four Car Parking Space, Area about 135 Sft. each Parking.	
2 <sup>nd</sup> Floor	2 BHK.	2-C	795 Sq.Ft.	Southern Portion		
3 <sup>RD</sup> . Floor	3 BHK.	3-B	1015 Sq.Ft.	Northern Portion		
3 <sup>RD</sup> . Floor	2 BHK.	3-C	795 Sq.Ft.	Southern Portion		

DEVELOPERS' ALLOCATION is more fully and particularly described in the THIRD SCHEDULE written hereunder.

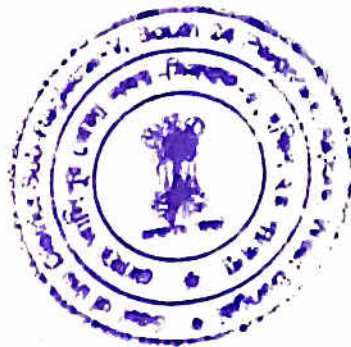


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24. **DEVELOPMENT POWER OF ATTORNEY-** the owner shall execute a registered Development Power of Attorney in favour of the Developer to develop the said premises as per sanctioned building plan and to do other acts deeds or things as mentioned in the said Power of attorney.
25. That in the event of any dispute between the parties herein and or with the third party /s,if any, may be resolved amicably and if the dispute remain unresolved the matter may be referred to a common Arbitrator under the Arbitration Act at an equal costs and legal complexity.
26. That the Owner shall handover all original title deeds, Porchas /R O R, up to date paid Taxes Bills and all chain deeds to the developer at the time of giving peaceful vacant possession of the demised premises where the construction work shall be undertaken by the developer.
27. That the developer shall complete the entire construction at its cost and expenses and the owner shall not contribute any amount for carrying construction works at the said premises by the Developer.
28. That in the absence of the owner due to any unfortunate events (like incapacitated and or death) their legal heirs/successors,representatives shall enter into a supplementary development agreement with the Developer herein, with the same terms and conditions of this agreement and to honour the commitments and understanding arrived at in this agreement andthe said supplementary Development agreement shall be treated as an integral part of this agreement.
29. That the developer shall be liable to settle local disputes, Police issues and all other related issues and matters/ disputes at its own cost during construction and the owner shall extend full co-operation and support to the developer if require at any stage of construction of the building at the said premises.





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30. Be it noted that by this Development Agreement and the related Power Of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final document for transfer of property as per provisions laid down in the said Documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related Development Power Of Attorney shall never be treated as the Agreement / Final Document for transfer of Property Between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

**FIRST SCHEDULE ABOVE REFERRED TO  
(PREMISES TO BE DEVELOPED)**

ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less TO-GETHER WITH one R.T. Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza-Kalikapur, J.L.No.20, R.S.No.02, Touzi No.3 ,5 &12, under R.S. Dag No.383, under R.S.Khatian No.211, Being Premises No.-522/1, Kalikapur, Assesses No.- 31-109-06-7399-7 P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata-700 099, TOGETHER WITH divided and demarcated proportionate impartible share of land and ALSO TOGETHER WITH the right of enjoyment with proportionate share in the common area, easement, facilities, assurances , ALSO TOGETHER WITH all trees , fences , hedges , ditches , ways , waters , lights , liberties , privileges and appurtenances whatsoever to the said premises, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward No.109 , Police Station- Purba Jadavpur, A.D.S.R at Sealdaha within the District South 24 Parganas butted and bounded by-

ON THE NORTH :- 20'-0" Wide K.M.C. ( Black Top) Road.  
 ON THE EAST :- Part of Land Premises No. 522/2, Kalikapur (Lot-B).  
 ON THE SOUTH :- Land of Khageswar Mohanta and Hira Rani Mohanta.  
 ON THE WEST :- Land of Lalan Mancha.

**SECOND SCHEDULE ABOVE REFERRED TO  
(OWNER'S ALLOCATION)**



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FLOOR	2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
1 <sup>ST</sup> . Floor	2 BHK.	1-A	795 Sq.Ft.	Southern Portion	Two Car Parking Space, Area about 135 Sft. each Parking
1 <sup>ST</sup> . Floor	3 BHK.	1-B	1015 Sq.Ft.	Northern Portion	

The owner shall get Rs.36,00,000/- ( Rupees Thirty Six Lakhs) only from the Developer as Non refundable money out of which a sum of Rs. 1,00,000/- ( Rupees One Lakh Only) has been paid by the Developer and the Owner herein DOTH hereby and by the memo of Consideration admit, accept and acknowledged receipt of the same from the Developer herein. The rest /balance amount shall be paid by the developer as under-

- i) Within One Month- Rs. 1,50,000/-
- ii) First floor roof castings- Rs.16,00,000/-
- iii) At the time of handover -Rs.17,50,000/-

**THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPERS ALLOCATION)**

FLOOR	2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
2 <sup>nd</sup> Floor	3 BHK.	2-B	1015 Sq.Ft.	Northern Portion	Four Car Parking Space, Area about 135 Sft. each Parking.
2 <sup>nd</sup> Floor	2 BHK.	2-C	795 Sq.Ft.	Southern Portion	
3 <sup>RD</sup> . Floor	3 BHK.	3-B	1015 Sq.Ft.	Northern Portion	
3 <sup>RD</sup> . Floor	2 BHK.	3-C	795 Sq.Ft.	Southern	





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Floor				Portion	
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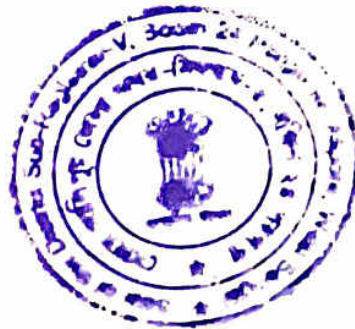
**FORUTH SCHEDULE-  
SPECIFICATION**

1.	<b>Structure:</b>	Building designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2.	<b>External Wall :</b>	8" thick bricks wall and plastered with 1 : 5 Cement Moter.
3.	<b>Internal Wall :</b>	3", 5" thick bricks wall and plastered with 1 : 5 Cement Mortar.
4.	<b>Flooring :</b>	Bed rooms, drawing - cum - dining hall and Toilets - 2'x2' marble In front of stair case
5.	<b>Dado :</b>	The toilet dado 6' - 0" height with glazed tiles.
6.	<b>Kitchen :</b>	Cooking platform and sink (stainless steel) will be of Granite Marble And up to 3' - 0" height glazed tiles above the platform.
7.	<b>Toilet :</b>	Toilets will be of western type Pink commode of Hindware / Peryware brand with Pink PVC cistern Facility. Each toilets will be provided with two bib cock and one shower, two stop cocks of Esco brand and Geyser ( in any one toilet ) for hot and cold water. Floor Pink Marble.
8.	<b>Verandah :</b>	M.S. box grill will provided at Verandah with Standard design.
9.	<b>Stair Case:</b>	3' - 0" high steel railing.
10.	<b>Doors :</b>	All doors frame of sale wood and shutter will be Phenol bonded Flash door Godrej lock provided at the main door, toilet door shutters will be of PVC syntax type.



11.	Windows:	Wooden window with standard M.S. Grill will be provided with 3 mm smoke glass.
12.	Dining Space :	In the dining space one basin will be provided..
13.	Roof Treatment :	Flooring in gray cement with proper water proofing chemical treatment will be provided at roof.
14.	Painting :	All the interior walls, ceiling, beams etc will be with Plaster of Paris. External surface of the building will be painted with weather coat or equivalent.
15.	Sanitary & Water Supply :	All the soil, waste water, rain water pipes will be of PVC. All the water supply line will be of PVC pipes of approved brand. One over-head water tank, Septic tank will be provided in the Building.
16.	Water reservoir :	One adequate capacity over head and one under ground water reservoir shall be provided.
17.	Electric Works :	<p>(1) Full concealed type wiring with approved brand wire ( Finolux /Havells ) and ISI standard anchor/havells switches and boards with M. C. B.</p> <p>(2) In Bed rooms : Three light points, Two 5-amp plug point, one fan point and A.C. point ( in one bed room Per flat).</p> <p>(3) In Dining space : Three light point, two fan point, One 5-amp plug, one 15- amp plug points.</p> <p>(4) In Kitchen : one light point, one exhaust fan point, and Two 15-amp plug point.</p> <p>(5) In Toilet : one light point, one exhaust fan point, and one 15-amp plug point.</p> <p>(6) In Verandah : One light point. One fan point.</p> <p>(7) One TV line &amp; Cable point will be in dining</p>





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		space. (8) One light point and one calling bell point at main entrance of flat. (9) one telephone point will be in drawing room. (10) Personal Electric meter from CESC will be on account of the Purchasers / Owners.
18.	Common Area :	All passage work will be net cementing. Parking area pavers Tiles.
19.	Extra Works :	Any extra works other than specification aforesaid will be charged extra as decided by the Developer . All request for addition /alteration work have to be conveyed to the Developer in advance and shall be accepted in writing and repaid before starting of brick work, thereafter no request for addition/ alteration will be entertained.

#### FIFTH SCHEDULE

##### (Common Rights, facilities and amenities)

The right in common with the other co-owners and occupiers of the said building meant for beneficial common use and enjoyment of the flat owner regarding common rights, facilities and amenities appurtenant thereto as may be designated and earmarked as such for common use and enjoyment are as follows :-

1. All Staircases on all the floors of the said building.
2. Stair case and landing of the building leading towards the vacant roof.
3. Common passages including main entrance of the building for egress and ingress of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties. Easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners of the building.
5. Roof of the building is for the purpose of common services.
6. Water Pump, Overhead water tank and water supply Line and all plumbing Lines of the Building.



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7. Electric meter Space and vacant roof for the purpose of services. Electricity Services and Electricity Main Line wirings and common Electric meter space and lighting in the common areas of the building.
8. Drainage and Sewerages and drive ways.
9. Boundary walls and Main gate, Caretaker Room and One Toilet on the Ground floor.
10. Such other common parts, equipment's, installations, fixtures and fittings and open spaces in or about the said building.
11. Vacant spaces surrounding the building and right of egress and ingress from the car parking space through the vacant spaces of the building.
12. Lift, Lift Lobby, Lift Room, Lift Stair, Machine Rooms, Lift light and Lift related equipment etc.

**SIXTH SCHEDULE**  
(Common Expenses)

1. All cost of maintenances ,operating, replacing, white washing, painting, repairing and lighting the common parts, passages, lobbies, roofs and also other parts of the Building.
2. All charges and deposit for supplies of common facilities and all others relevant expenses regarding this premises or project.
3. The Kolkata Municipal Corporation taxes and other outgoings save and except those as are separately assessed on the respective unit.
4. Watchman's /Caretaker's salary, Jamadar, Jharudar and other common expenses , if any.
5. Lift maintenance, cost and expenses including annual maintenance charges and all other allied expenses thereto.
6. Monthly Maintenance charges shall be paid equally by all the flat owners to the Developer and it shall be effective from the date of Possession and or registration whichever is early.
7. Other charges of Rs.50,000/- ( Rupees fifty Thousand only) shall be paid by the each Purchaser /owner to the Developer at the time of taking possession of the respective unit.



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IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written in presence of the following witnesses .

**SIGNED AND DELIVERED**

By the above mentioned Owners in presence of

1) Bablu Malik

Biswanath Malik

OWNER

2) Subrata Malik

**SIGNED AND DELIVERED**

By the above mentioned Developer in presence of

1) Bablu Malik

ANILA CONSTRUCTION CO.

Bibhuti Bhunia  
Proprietor

2) Subrata Malik

DEVELOPER

Drafted By:

Bibhas Kumar Ghosh

(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court

Regd. No.-WB/733/1995

Computer typed by-

Pradip Modak

(Pradip Modak)

70/2, Hederhat, Kalikapur, Kol-99



DISTRICT SUB-REGISTRAR-V  
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## MEMO OF CONSIDARATION

Received of and from the within named developer, a sum of Rs 1,00,000/- ( One Lakh) Only , details as per memo below :-

Date	Cheque No	Bank/Branch	Amount ( Rs)
29.04.2024	135939	Canara Bank , Mukundapur	Rs. 1,00,000/-

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Rs. 1,00,000/-

(Rupees One Lakh) Only

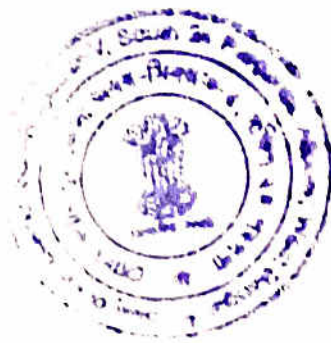
Witnesses-

1. Bablu Malik

2. Subrata Malik

Biswa Nath Malik

OWNER



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
29 APR 2024

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Bi. S. Wawathmalik*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

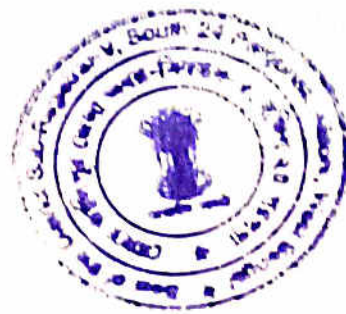
Name .....

Signature *Bikrant Bhu*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



DISTRICT SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

29 APR 2024





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280420242003016285

## GRIPS Payment Detail

GRIPS Payment ID:	280420242003016285	Payment Init. Date:	28/04/2024 12:30:47
Total Amount:	11042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9382205099025	BRN Date:	28/04/2024 12:31:28
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

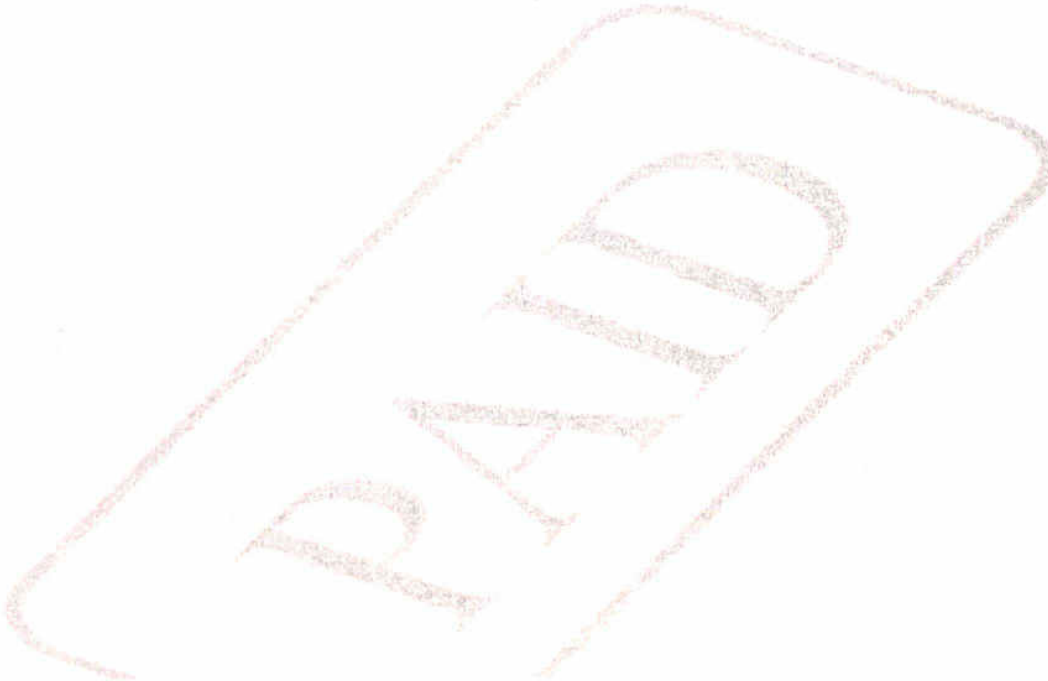
Depositor's Name: Mr BIBHUTI BHUSAN DAS  
Mobile: 9831575731

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250030162868	Directorate of Registration & Stamp Revenue	11042
<b>Total</b>			<b>11042</b>

IN WORDS: ELEVEN THOUSAND FORTY TWO 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



192024250030162868

GRN Details

GRN: 192024250030162868  
GRN Date: 28/04/2024 12:30:47  
BRN : 9382205099025  
Gateway Ref ID: IGAREOASV0  
GRIPS Payment ID: 280420242003016285  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBlePay Payment Gateway  
BRN Date: 28/04/2024 12:31:28  
Method: State Bank of India NB  
Payment Init. Date: 28/04/2024 12:30:47  
Payment Ref. No: 2001057113/1/2024  
[Query No\*/Query Year]

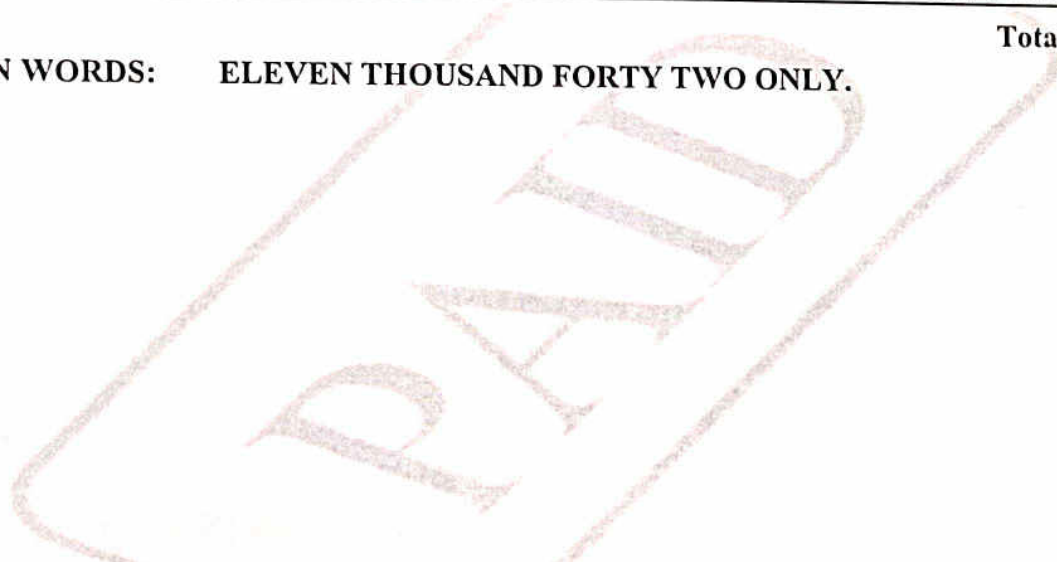
Depositor Details

Depositor's Name: Mr BIBHUTI BHUSAN DAS  
Address: P-42, SATABDI PARK, BLOCK-A, MUKUNDAPUR, KOLKATA-700099  
Mobile: 9831575731  
EMail: livegagan2148@gmail.com  
Period From (dd/mm/yyyy): 28/04/2024  
Period To (dd/mm/yyyy): 28/04/2024  
Payment Ref ID: 2001057113/1/2024  
Dept Ref ID/DRN: 2001057113/1/2024

Payment Details



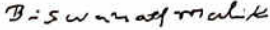
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001057113/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001057113/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
			<b>Total</b>	<b>11042</b>

IN WORDS: ELEVEN THOUSAND FORTY TWO ONLY.







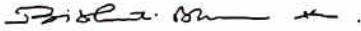
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Biswanath Malik</b> Son of Late Lalu Malik Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office		 Captured	
		29/04/2024	LTI 29/04/2024	29/04/2024
522, KALIKAPUR, CHIT KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DCxxxxxx3D, Aadhaar No: 30xxxxxxxx0407, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANILA CONSTRUCTION CO</b> 70/2, Hader Hat, Kalikapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX8 , PAN No.:: aixxxxx9b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bibhuti Bhusan Das (Presentant )</b> Son of Late Bhupendra Nath Das Date of Execution - 29/04/2024 , , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 29 2024 1:08PM	LTI 29/04/2024	29/04/2024
P-42, Satabdi Park, Block/Sector: A, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: Alxxxxx9B, Aadhaar No: 32xxxxxxxx4908 Status : Representative, Representative of : ANILA CONSTRUCTION CO (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late R Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075		 Captured	
	29/04/2024	29/04/2024	29/04/2024
Identifier Of Mr Biswanath Malik, Mr Bibhuti Bhusan Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Malik	ANILA CONSTRUCTION CO-5.17458 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Malik	ANILA CONSTRUCTION CO-100.00000000 Sq Ft



Endorsement For Deed Number : I - 163001403 / 2024

On 29-04-2024

**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.

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

Presented for registration at 12:45 hrs on 29-04-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Bibhuti Bhusan Das ,

**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 84,94,501/-

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

Execution is admitted on 29/04/2024 by Mr Biswanath Malik, Son of Late Lalu Malik, 522, KALIKAPUR, CHIT KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 29-04-2024 by Mr Bibhuti Bhusan Das, Proprietor, ANILA CONSTRUCTION CO, 70/2, Hader Hat, Kalikapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2024 12:31PM with Govt. Ref. No: 192024250030162868 on 28-04-2024, Amount Rs: 1,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9382205099025 on 28-04-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12440, Amount: Rs.50.00/-, Date of Purchase: 10/04/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2024 12:31PM with Govt. Ref. No: 192024250030162868 on 28-04-2024, Amount Rs: 10,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9382205099025 on 28-04-2024, Head of Account 0030-02-103-003-02

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 37999 to 38026  
being No 163001403 for the year 2024.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.04.30 16:10:32 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 30/04/2024**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**