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AG 354301

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

V
District Sub-Register-II
Alipore, South 24-pargana

23-11-23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 22nd day of November, Two Thousand Twenty Three BETWEEN (1) MISS. JHARNA GHOSHAL CHAUDHURI, (PAN No. AYIPG7550K) (AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householding, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa (2) SMT. NANDITA GHOSHAL CHOUDHURI, (PAN No. ANZPC4093M) (AADHAAR No. 8981 5700 4409) wife of Late Samir Ghosal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Housewife, residing at 110/11 K P Roy Lane, Kolkata-700 078.

07 NOV 2023

SL NO. 766 Date

Name S. Kartmorkar

Address Airport Judges Court Kz/-27

Vender Sd/- [Signature]

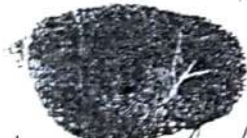
TAPAN KUMAR DAS
Airport Police Court
Kolkata-700027

Tharna Ghoshal choudhury



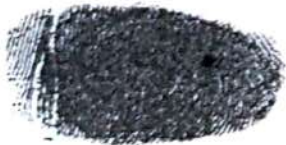
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Tharna Ghoshal choudhury



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Vandita Ghoshal Choudhury



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Sayandeep Ghosal Choudhury



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Siva Ghosal choudhury



(2)

P.O.Haltu, P.S.Garfa, (3) **SRI SAYANDEEP GHOSAL CHAUDHURY** (PAN No.AWFPC4720Q) (AADHAAR No. 6233 2672 6258), son of Late Samir Ghosal Chaudhury, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, and (4) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012) son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, all within the District of South 24-Parganas, hereinafter collectively referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

"CREATIVE" (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012), son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 39, K. P. Roy Lane, Kolakta-700 078, P.O. Haltu, P. S. Garfa, (2) **SRI KALYAN SARKAR** (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (3) **SMT. SRABONI ROY** (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24 Parganas.

excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being, its successors, successors-in-interest and assigns) of the **OTHER PART**

WHEREAS by a Bengali Suf-Kobala made on 11th day April, 1951 between Sri Bharat Chandra Kalya, son of Late Manimohan Kalya described therein as the Vendor of the One Part and and Sri Mahendra Nath Ghosal Chowdhury, son of Late Kali Prasanna Ghosal Chowdhury, described therein as the Purchaser of the Other Part the said vendor sold ,transferred and conveyed all that piece and parcel of land measuring 6 Cottahs 2 Chittaks 30 square feet be the same a little more or less lying situated Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at Present Garfa in the District of formerly 24 Parganas at present South 24 Parganas in favour of the said purchaser for valuable consideration therein mentioned and the said Bengali Suf-Kobala was registered in the office of the Sadar Joint Sub-Registrar at Alipore and recorded therein Book No.I, Volume No. 44, Pages 138 to 142, Being No. 2336 for the year 1954.

AND WHEREAS since purchase the said Mahendra Nath Ghosal Chowdhury while thus seized and possessed of the said property sold transferred and conveyed a demarcated portion of the said land measuring 8 Chittaks more or less from the eastern side out of his purchased 6 Cottahs 2 Chittaks 30 Square feet of land in favour of Bimal Kumar Datta by virtue of a registered sale deed sometime in the year 1959 and their by written 5 Cottahs 10 Chittaks 30 Square feet in his exclusive possession.

AND WHEREAS thereafter the said owner Mahendra Nath Ghosal Chowdhury while thus absolutely seized and possessed of the said property died intestate on 19th day of May 1965 leaving behind and surviving his wife Sushila Devi, two sons Jyotsna Ghosal Chowdhury and Nikhil Ranjan Ghosal Chowdhury and three daughters Smt. Kiran Banerjee, Smt. Chinu Bhattacharjya and Smt.

Kalpna Chatterjee as his legal heirs, successors and representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of said Mahendra Nath Ghosal Chowdhury the property left by him thus devolved upon his aforementioned legal heirs, successors and representative who jointly inherited in equal shares and became the joint owners having undivided 1/6th share each .

AND WHEREAS by an indenture of Bengali Deed of Gift was made on 3rd day February, 1975 between Sri Nikhil Ranjan Ghosal Chowdhury, son of Late Mahendra Nath Chowdhury, Smt. Kiran Banerjee, wife of Late Nikunja Behari Banerjee, Smt. Chinu Bhattacharjya, wife of Sri Ajit Kumar Bhattacharjya, Smt. Kalpna Chatterjee, wife of Ramendra Nath Chatterjee and Smt. Sushila Devi, wife of Late Mahendra Nath Ghosal Chowdhury collectively described therein as the Donor of the One Part and Jyotsna Ghosal Chowdhury, son of Late Mahendra Nath Ghosal Chowdhury described therein as the Donee of the Other Part the said donor jointly gifted transferred and conveyed their undivided 6/5th share of the said inherited property all that piece and parcel of land measuring 5 Cottahs 10 Chittaks 30 square feet be the same a little more or less lying situated Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at Present Garfa, in the District of formerly 24 Parganas at present South 24 Parganas and the said Deed of Gift was registered in the office of the Sub-Registrar at Alipore and recorded therein Book No.I, Volume No.19, Pages 97 to 102, Being No.562 for the year 1975.

AND WHEREAS by way of inheritance and by virtue of the aforementioned deed of gift the said Jyotsna Ghosal Chowdhury became the sole and absolute owner of the said property got his name mutated in the record of The Kolkata Municipal Corporation and the said plot of land has since been numbered as Municipal Premises No. 39 K. P. Roy Lane, Kolkata - 700 078, P.S. formerly Kasba at present Garfa and was paying taxes regularly.

AND WHEREAS the said owner Jyotsna Ghosal Chowdhury while thus absolutely seized and possessed of the said property as sole and absolute owner thereof died intestate on 28th December, 1990 leaving behind and surviving his wife Smt. Renuka Ghosal Chowdhury, one daughter Miss. Jharna Ghoshal Chowdhuri and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury as his heirs/heiresses, successors and legal representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of the said Jyotsna Ghosal Chowdhury the property left by him thus devolved upon his aforementioned legal heirs, successors and representatives who jointly inherited the said property in equal sharers and became the joint owners of the said property left by their predecessor-in-interest Jyotsna Ghosal Chowdhury having undivided 1/4th share each.

AND WHEREAS since then the said owners while thus jointly seized and possessed of the said inherited property one of the co-owners Renuka Ghosal Chowdhury died intestate on 6th June, 1993 leaving behind and surviving her one daughter Miss. Jharna Ghoshal Chaudhuri and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury as her heirs/heir, successors and legal representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of said Renuka Ghosal Chowdhury her undivided 1/4th share of the said property thus devolved upon her aforementioned heirs, successors and legal representatives Miss. Jharna Ghoshal Chaudhuri and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury who jointly inherited and became the joint owners of the said inherited property being known as Municipal Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No.39, K. P. Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, (having Assessee No.31-105-13-0039-0) and are

paying taxes regularly which is morefully and particularly mentioned and described in the first schedule hereunder written.

AND WHEREAS the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury measured their land area of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa and at present in the actual physical measurement the land area of the said Premises is found 5 Cottahs 4 Chittaks 35 Square feet for which the said owners jointly executed a Boundary Declaration whereby they declared the land area and the said Boundary Declaration was registered on 6th day of July, 2022 in the office of the District Sub-Registrar-III at Alipore and recoded therein Book No1, Volume No. 1603-2022, Pages 371934 to 371951 being No. 160310406 for the year 2022.

AND WHEREAS for the purpose of Development of the said property the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury jointly entered into a Development Agreement on 31st day of August, 2022 with the Developer "Creative" in respect of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, on the terms and conditions thereunder contained and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2022, Pages from 470465 to 470501, Being No.160313695 for the year 2022.

AND WHEREAS in persuance of the said Development Agreement the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury also jointly executed a Development Power of Attorney on 7th day of September, 2022 in favour of the said Developer "Creative" in respect of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa and the said Development Power of Attorney was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2022, Pages from 480835 to 480853, Being No.160314059 for the year 2022.

AND WHEREAS thereafter the said Developer "Creative" for the purpose of construction of a ground plus four storied building in the said Premises in respect of the said Premises No. 39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa obtained Building Plan being Building Permit No. 2022120471 dated 19/01/2023 duly sanctioned by The Kolkata Municipal Corporation.

AND WHEREAS during the course of time one of the owners Samir Ghosal Chaudhury died intestate on 04/10/2023 leaving behind and surviving his wife Smt.Nandita Ghoshal Choudhuri and only son Sri Sayandeep Ghosal Chaudhury as his heirs, successors and legal representatives as per Hindu Succession Act,1956.

AND WHEREAS after the demise of said one of the owners Samir Ghosal Chaudhury the undivided 1/3rd share of the said property left by him thus devolved upon his aforementioned heirs, successors and legal representatives who jointly inherited and became the joint owners of the said undivided 1/3rd share of the said property left by their predecessor-in-interest Samir Ghosal Chaudhury having undivided 1/6th share each.

AND WHEREAS since then the said owners Miss. Jharna Ghoshal Chaudhuri, Smt.Nandita Ghoshal Choudhuri, Sri Sayandeep Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury have been jointly exercising all their right of ownership and possession over the said property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No.39, K.P. Roy Lane, Kolkata-700 078, P.S. Garfa (having Assessee No.31-105-13-0039-0) and are paying taxes regularly which is morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "**said Premises**".

AND WHEREAS the said owners Smt.Nandita Ghoshal Choudhuri and Sri Sayandeep Ghosal Chaudhury accepted all the terms and conditions embodied in the earlier registered Development Agreement dated 31st day of August, 2022

and on confirmation of the same all the present owners entered into this Development Agreement with the said Developer "Creative" on the same terms and conditions afresh.

AND WHEREAS the Owners herein approached the Developer herein with the proposal to construct a ground plus four storied building upon the said land for residential purpose comprising of several self contained flats and car parking spaces for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled by and between the parties herein.

AND WHEREAS the Owners have specifically represented to the Developer that they are the joint Owners of the said property according to their respective shares and save and except themselves no other person/persons has/have any right, title and interest in any manner whatsoever in the said property or any part or portion thereof morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners thereof and that they have unfettered right and absolute authority of alienation or transfer of the same or any part or portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare and confirm that they have not yet executed any sort of instrument like sale, lease, gift or create any mortgage or charge or encumbered the said property in any manner or entered into any Agreement for Sale, Tenancy and Development Agreement in respect of the said property or any part or portion thereof with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

ARTICLE : I : DEFINITIONS

1. **OWNERS** shall mean (1) **MISS. JHARNA GHOSHAL CHAUDHURI**, (PAN No. AYIPG7550K) (AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householding, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa (2) **SMT. NANDITA GHOSHAL CHOUDHURI**, (PAN No. ANZPC4093M) (AADHAAR No. 8981 5700 4409) wife of Late Samir Ghosal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Housewife, residing at 110/11, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, (3) **SRI SAYANDEEP GHOSAL CHAUDHURY** (PAN No. AWFPC4720Q) (AADHAAR No. 6233 2672 6258), son of Late Samir Ghosal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation- Service, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, and (4) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012) son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, all within the District of South 24-Parganas.
2. **DEVELOPER** shall mean "**CREATIVE**" (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078, (having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata-700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012), son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 39, K. P. Roy Lane, Kolakta-700 078, P.O. Haltu, P.S. Garfa (2) **SRI KALYAN SARKAR** (PAN No. ATAPS4250K)

(AADHAAR No. 5370 0461 6175), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (3) SMT. SRABONI ROY (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas.

3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of homestead land measuring 5 Cottahs 10 Chittaks 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet be the same a little more or less together with ground plus four storied building standing thereon lying situate at and being known as Premises No. 39, K.P. Roy Lane, Kolkata-700 078, P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.105, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the ground plus four storied building to be constructed on the said piece and parcel of land mentioned above.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and semi-underground water reservoir, Pump and Motor, Electric Meter Board, Lift, Lift machine room, Lift lobby and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or

whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the respective flat Owners in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean 50% (fifty percent) of the constructed flat area which includes entire third and fourth floor and 50% of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building along with non-refundable/ non-adjustable monetary consideration of Rs.3,000/- (Rupees three thousand) only towards the Owners allocation as per the terms and conditions of these presents together with proportionate share in the common facilities, utilities and amenities of the building on prorata basis as morefully and particularly set out in the Second Schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** shall mean the remaining 50% (fifty percent) of the constructed flat area which includes entire first and second floor and 50% of the car parking spaces on the ground floor Western side of the proposed ground plus four storied building to be constructed thereon towards the Developer's allocation after allocation to the Owners including proportionate share in the common facilities, utilities and amenities of the building on pro-rata basis as morefully and particularly set out in the Third Schedule hereunder written.
10. **ARCHITECT** shall mean the qualified person or persons as may be appointed by by the Developer for designing and planning of the building to be constructed on the said land.

11. **BUILDING PLAN** shall mean plan or plans to be prepared by the Architect for construction of the proposed multi storied building.
12. **TRANSFER** shall mean with its grammatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFeree** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building have been transferred under law for residential purpose.
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

ARTICLE - II : TITLE AND INDEMNITY

1. The Owners hereby declare that they have good and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the premises is free from all and any manner of liens, charges, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
3. The Owners hereby also undertake that the Developer shall be entitled to construct the multi storied building on the said land as agreed by and between the parties hereto.

ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provisions herein contained.
2. The Developer shall arrange and take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land.
3. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions, clearances and approvals as aforesaid.
4. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats and other saleable space or spaces in the said proposed building.
5. That on signing of this ageement the owners shall hand over all the original deed, uptodate Municipal Tax Receipts and Mutation Certificate in respect of the said property to the developer which the developer do hereby receipt and acknowledge and the said original

documents will be retained by the developer till completion of the project and after completion of project the said, original documents will be returned back to the Owners by the developer

ARTICLE - IV : CONSIDERATION

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned, the Developer shall allot 50% (fifty percent) of the constructed flat area which include entire third and fourth floor and 50% of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building to be erected and/or constructed thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation in favour of the owners along with non-refundable/ non-adjustable monetary consideration of Rs.3,000/- (Rupees Three Thousand) only towards the full and final consideration against the said land.

ARTICLE - V : BUILDING

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner he considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners portion in the building to be constructed on the land comprised in the said premises with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation and the said period may be mutually extended upto six months.

2. The Developer shall also install and provide in the said building at his own costs the pumps, Lift, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications and/or other facilities required to be provided in the building under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written.
3. The Owners shall be entitled to transfer or otherwise deal with only the Owners allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owners shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner

7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein.
8. All costs, charges and expenses relating to the proposed multi storied building including Architects Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - VI : AUTHORITY

1. The Owners and the Developer shall jointly be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any othersaleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building and to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints,

verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment and/or any other saleable space or spaces or any portion of the Owners allocation in the said building which the Developer agreed to make delivery of possession to the Owners as consideration against the said land handed over to the Developer for undertaking the construction work thereon as agreed.

ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due from the date of getting vacant possession of the said property till completion of the building and delivery of possession thereof.
2. After completion of the Owners allocation portion of the said building completed in all respects and with all amenities whatsoever the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners allocation and the said rates are to be proportionate prorata with reference to the saleable space in the building.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise

as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

ARTICLE - VIII : OWNER'S OBLIGATIONS

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any part or portion thereof without the previous consent in writing of the Developer during the subsistence of this Agreement.

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenant with the Owners to complete the construction of the said building in terms of this Agreement under the supervision of the developer and shall deliver the possession of the Owners allocation to the Owners within 24 (twenty four) months from the date of obtaining sanction building plan from

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of the Owners allocation or any part or portion thereof of the said building in the said premises.
4. That the Developer shall be liable to deliver possession of the Owners allocation in the newly constructed building before delivery of possession to the other buyers of the flats under Developer's allocation.
5. If the construction and completion of the building is delayed from any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs. 10,000/- (Rupees ten thousand) only other than Rent to be provided as usual per month after expiry of the stipulated period of 24 (twenty four) months with grace period of six months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation till delivery of possession of the Owners allocation in the newly built up building.

ARTICLE - X : MISCELLANEOUS

1. That on demolition of the existing one storied building standing thereon the Developer will be at liberty to sell the old building materials and the sale proceeds thereon will be exclusively retained by the Developer for which the owners do hereby render their No Objection and neither the owners nor their any legal heirs and successors shall claim the said sale proceeds against the Developer in future.
2. That after obtaining sanction building plan and before demolition of the existing two storied building standing thereon the owners will be

shifted temporarily in the suitable rented accommodation to a nearby place and the monthly rent for the said temporary accommodation will exclusively be borne by the Developer from the date of shifting till giving possession in the newly built up building.

3. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall give any such additional Power of Attorney and/or authorisation as may be required by the developer for the purpose and the Owners are also undertaking 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 infringe the rights of the Owners and/or go against the spirit of these presents.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
5. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts including Lift thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.

6. A suitable name of the building shall be given by the Developer in consultation with the Owners.
7. After completion of the construction of the building and getting possession of the Owners allocation thereof the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate undivided share of land and also the common areas of the said premises in favour of the Developer or his Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.
8. That for any reason if the Developer precluded from construction of the proposed multi storied building thereon then and in that event the owners shall be at liberty to cancel this agreement and after proper and marketable assessment of the cost to be incurred by the Developer in the said project till such time and refund the same at a time to the Developer by the owners.
9. That the Developer shall be liable for maintenance of the said building for one year only from the date of handover to the owners for natural damage only excepting floor and after expiry of one year the Developer shall not be liable for any maintenance of natural damage.
10. That neither the owners nor any intending purchaser of the said building shall not change the elevation of the building in any circumstances.
11. Be it noted that by this Development Agreement and the related Development 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 owners and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE - XI : JURISDICTION

The Learned Court/Courts having teritorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, (having mailing address 110/11, K.P. Roy Lane, Kolakta - 700078) (being Assessee No. 31-105-13-0039-0), in the District of South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following :-

On the North : By Premises No.38, K. P. Roy Lane ;

On the South : By Premises No.40, K. P. Roy Lane ;

On the East : By Premises No.1A, K. P. Roy Lane ;

On the West : By 20' feet wide Black Top Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :
(OWNERS ALLOCATION)

The Owners shall be allotted 50% (fifty percent) of the constructed flat area which include entire third and fourth floor and 50% (fifty percent) of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer will get remaining 50%(fifty percent) of the constructed flat area which include entire first and second floor and remaining 50% (fifty percent) of the car parking space on the ground floor Western side of the proposed ground plus four toried building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Specification)

Structure	:	R.C.C. (1:2:4) framed structure .
Caracass Walls	:	200mm thick brick work (1:6 Morter)
Partition walls	:	125mm thick Brick work to flat separating wall and stair, 75mm thick Brick work to internal wall (1:4) mortar with wire netting

Plastering

- : a) 15mm thick to external walls (1:4)
Mortar
- b) 12mm thick to internal walls (1:4)
Mortar
- c) 10mm thick to ceiling beams etc. (1:4)
Mortar

Flooring Skirting

- : All the flat and stair flooring areas will be
Vitrified Tiles (2'x2')/Marble, size not
exceeding 4'x2' / 3'x2' including cutting and
acid polishing complete. Skirting 4". Car
parking space and side space neat cement
finish.

Dado

- : Designed glazed tiles upto lintel height for
toilet and (900) 3' height form cooking
platform at Kitchen area as per approval of
the architect.

Wood-work and Joinery :

- a) 100x62.5mm section Salwood for main
entry door frames to flat and the rest door
frames will be 100 x 50 mm salwood
section.
- b) 32mm thick flush type panel door shutter
to main entry door and other door shutters
will be 32 mm thick solid core phenol
bonded flush type door shutter. PVC door
in toilet.

Window

- : Glazed Aluminium window shutter with
3mm thick smoke glass.

Hardware

- : Main entry door will have Godrej night
latch with one eye-hole and the rest doors

will have the ordinary mortice / handle locks. All the necessary hardware fittings like door stopper, buffers tower bolts, steel hinge etc. will be provided.

- Fabricated work** : M. S. Grill (18x5mm) will be provided to window grill and stair railing and balcony railing with grill gate to be provided in front of the main entry of the stair case.
- Interior Finish** :
- a) Interior finish with putty punning to all the wall and ceiling surfaces of the flat and stair case. The covered space at ground floor which will be painted with two coats of cement base paint.
 - b) Two coats of synthetic enamel paint over a coat of primer to doors , grills etc. as per approved shade by the Architect. Main entry door varnish polishing .
 - c) Two coats weather proof exterior paint to exterior surfaces of walls, the shade being approved by the Architect.
- Cooking Zone** : One cooking platform finised with black granite including one stainless sink, one scullery below the sink with necessary taps.
- Toilet (1)** : Hot and cold water supply system for one toilet will be provided with wall mixer tap one white commode with PVC cistern, one overhead shower with one white wash basin with necessary tap. Geyser fixing possession to be provided.

Toilet (2)	:	Cold water supply system for one toilet will be provided one white commode with pvc cistern and with necessary tap one white basin with tap at dining space. All sanitary fittings and fixtur will be standard make.
Electrical works	:	All the electrical lines will be concealed with PVC conduit (Dalda Make) with copper wire (Finolex / Havells) with Simense/Havels/HPL MCB. Switch North-West/Roma, main' switch flora or J.J. make -32 Amps. The electrical points are given below :-
Each Bed room	:	three light points, one fan point and one 5 Amp plug point in board .
Living Dining Area	:	four light points, two fan points & one 5 Amp plug point in bord one 15 Amp plug point, one T.V point, with 5 Amp plug point.
Kitchen	:	One light points, one 15 Amp power point & one Exhaust fan point, one fan point and one Aquaguard point.
Balcony	:	one light point, one 5 Amp plug point, one fan point.
Toilet	:	(i) one light point, one 15 Amp plug point & one Exhaust fan point, (ii) one light point, one Exhaust fan point and one 15 Amp plug point.
Call Bell	:	1 Call bell point.
Stair case & common area	:	Necessary light points will be provided for proper illumination .
Water Supply	:	One semi-underground and one overhead water reservoir will be provided as per

K.M.C. sanction plan and one centrifugal or mono block Pump for lifting of water to overhead reservoir for properly distributed water to each flat through PVC Pipes.

Sanitary Plumbing :

All soil and waste pipes will be of approved brand PVC Pipes and the total waste water will be discharged by U.G. stoneware pipes to nearest K.M.C. pit including inspection chamber as required the internal water supply pipes will be concealed with PVC Pipe.

Roof Treatment :

Average 50mm thick concrete (1:1.5:3) to roof mixed with water proofing compound to maintaining the regular slope towards the mount of rain water pipe.

Each Flat :

One AC point and one washing machine point will be in each flat.

Lift :

Standard Quality Lift Machine.

N.B. :

Extra fittings and better quality- fittings, extra electricity point fittings, extra civil work will be provide at extra cost, payable in advance

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

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PARTIES
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Bhabalok Roy.
1/45A Jafargark
PO - Hadli
Kolkata - 78,

2. Madhura Dasgupta
39 K.P. Roy Lane
Kolkata - 700 078

1. Tharna Ghoshal Chaudhuri
2. Nandita Ghoshal Choudhuri
3. Sayandeep Ghosal Chaudhury
4. Sisir Ghosal Choudhury

SIGNATURE OF THE OWNERS

Sisir Ghosal Choudhury

RECEIVED
by me [Signature]

Sraboni Roy

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 3,000/- (Rupees three thousand) only as and by way of non-refundable/ non adjustable monetary consideration as per denomination below :-

By Cheque No. 000146 dated 26/08/2022 for
drawn on Indian Overseas Bank, Dhakuria Branch,
Kolkata-700 031.

Rs. 3,000/-

(Rupees three thousand) only

Rs. 3,000/-

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Bhabatosh Roy.
2. *Pradip Kumar Dasgupta*
1. *Tharna Ghoshal Chaudhuri*
2. *Nandita Ghoshal Choudhuri*
3. *Sayandeep Ghosal Chaudhury*
4. *Sisir Ghosal Choudhury*

 SIGNATURE OF THE OWNERS

DRAFTED BY :

Subrata Karmakar.

(SUBRATA KARMAKAR)

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027

ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen.

(SANDEEIP SEN)



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Jharna Ghoshal Chaudhuri*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Nandita Ghoshal Chaudhuri*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					











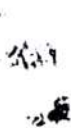
Name

Signature *Sayandeep Ghosal Chaudhury*







Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

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












Name.....WALYAN SARKAR.....

Signature.....Walyan Sarkar.....

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

Name.....Sraboni Roy.....

Signature.....Sraboni Roy.....

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


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD JTK2811990
পরিচয় পত্র



Elector's Name Mithun Chowdhury

নির্বাচকের নাম মিথুন চৌধুরী

Father's Name Ananta Chowdhury

পিতার নাম অনন্ত চৌধুরী

Sex M

লিঙ্গ পুং

Age as on 1.1.2003 20

১.১.২০০৩-এ বয়স ২০

Address:

North Madarat Purba Para, Madarat, Baruipur, South 24
Parganas 743610

ঠিকানা :

উত্তর মাদারাত পূর্ব পাড়া, মদারাত, বারুইপুর, দক্ষিণ ২৪ পরগণা ৭৪৩৬১০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 104-Baruipur

বিধানসভা নির্বাচন কেন্দ্র : ১০৪-বারুইপুর

District: South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.07.2003

তারিখ: ০৮.০৭.২০০৩

Major Information of the Deed

Deed No.	I-1603-17970/2023	Date of Registration	23/11/2023
Query No / Year	1603-2002775080/2023	Office where deed is registered	
Query Date	07/11/2023 12:55:55 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,000/-]		
Set Forth value	Market Value		
Rs. 3,000/-	Rs. 1,48,98,347/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 103/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 39, , Ward No: 105 Pin Code : 700078

Sch No	Plo Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 4 Chatak 35 Sq Ft	2,000/-	1,48,71,347/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					8.7427Dec	2,000 /-	148,71,347 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,000 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Miss JHARNA GHOSHAL CHAUDHURI (Presentant) Daughter of Late JYOTSNA GHOSHAL CHAUDHURI 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYxxxxxx0K, Aadhaar No: 29xxxxxxxx4671, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence
2	Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx4E, Aadhaar No: 44xxxxxxxx0012, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence
3	Smt NANDITA GHOSHAL CHAUDHURI Wife of Late SAMIR GHOSHAL CHAUDHURY 100/11, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxxx3M, Aadhaar No: 89xxxxxxxx4409, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence
4	Shri SAYANDEEP GHOSAL CHAUDHURY Son of Late SAMIR GHOSAL CHAUDHURY 39, K. P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWxxxxxx0Q, Aadhaar No: 62xxxxxxxx6258, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business; Citizen of: India, , PAN No.: AKxxxxxx4E, Aadhaar No: 44xxxxxxxx0012 Status : Representative, Representative of : CREATIVE (as DEVELOPER)

2	Shri KALYAN SARKAR Son of Shri KHAGENDRA NATH SARKAR 2, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0K, Aadhaar No: 53xxxxxxxx6175 Status : Representative, Representative of : CREATIVE (as DEVELOPER)
3	Smt SRABONI ROY Wife of Shri BHABATOSH ROY 1/45A, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3B, Aadhaar No: 28xxxxxxxx1696 Status : Representative, Representative of : CREATIVE (as DEVELOPER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri MITHUN CHOWDHURY Son of Shri A K CHOWDHURY MADARAT PURBA PARA, City:- Baruipur, P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610			
Identifier Of Miss JHARNA GHOSHAL CHAUDHURI, Shri SISIR GHOSAL CHOWDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri KALYAN SARKAR, Smt SRABONI ROY, Smt NANDITA GHOSHAL CHAUDHURI, Shri SAYANDEEP GHOSAL CHAUDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-2.18568 Dec
2	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-2.18568 Dec
3	Smt NANDITA GHOSHAL CHAUDHURI	CREATIVE-2.18568 Dec
4	Shri SAYANDEEP GHOSAL CHAUDHURY	CREATIVE-2.18568 Dec

Transfer of property for S4

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-25.00000000 Sq Ft
2	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-25.00000000 Sq Ft
3	Smt NANDITA GHOSHAL CHAUDHURI	CREATIVE-25.00000000 Sq Ft
4	Shri SAYANDEEP GHOSAL CHAUDHURY	CREATIVE-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160317970 / 2023

On 21-11-2023

Certificate of Market Value (W.B. R.U. Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,48,98,347/-



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

On 22-11-2023

Presentation (Under Section 52 & Rule 22A(3) & 26(1) W.B. Registration Rules 1962)

Presented for registration at 21:10 hrs on 22-11-2023, at the Private residence by Miss JHARNA GHOSHAL CHAUDHURI, one of the Executants.

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

Execution is admitted on 22/11/2023 by 1. Miss JHARNA GHOSHAL CHAUDHURI, Daughter of Late JYOTSNA GHOSHAL CHAUDHURI, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri SISIR GHOSAL CHOWDHURY, Son of Late JYOTSNA GHOSAL CHOWDHURY, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Smt NANDITA GHOSHAL CHAUDHURI, Wife of Late SAMIR GHOSHAL CHAUDHURY, 100/11, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Shri SAYANDEEP GHOSAL CHAUDHURY, Son of Late SAMIR GHOSAL CHAUDHURY, 39, K. P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 22-11-2023 by Shri SISIR GHOSAL CHOWDHURY, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 22-11-2023 by Shri KALYAN SARKAR, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 22-11-2023 by Smt SRABONI ROY, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O:
MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by
caste Hindu, by profession Service

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

On 23/11/2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103.00/- (B = Rs 50.00/- , 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 71/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2023 3:18PM with Govt. Ref. No: 192023240278464931 on 07-11-2023, Amount Rs: 71/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKY5781172 on 07-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs
100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 766, Amount: Rs.100.00/-, Date of Purchase: 07/11/2023, Vendor name: T K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2023 3:18PM with Govt. Ref. No: 192023240278464931 on 07-11-2023, Amount Rs: 19,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKY5781172 on 07-11-2023, Head of Account 0030-02-103-003-02

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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 1603-2023, Page from 490372 to 490410
being No 160317970 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.11.23 16:18:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/11/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

DATED : THIS THE 22nd DAY OF NOVEMBER, 2023

DEVELOPMENT AGREEMENT

B E T W E E N

1. MISS. JHARNA GHOSHAL CHAUDHURI
2. SMT. NANDITA GHOSHAL CHOUDHURI
3. SRI SAYANDEEP GHOSAL CHAUDHURY
4. SRI SISIR GHOSAL CHOWDHURY

..... OWNERS

A N D

" CREATIVE"

REPRESENTED BY ITS PARTNERS

1. SRI SISIR GHOSAL CHOWDHURY
2. SRI KALYAN SARKAR
3. SMT. SRABONI ROY

..... DEVELOPER

DRAFTED BY :

SUBRATA KARMAKAR

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027