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पश्चिम बंगाल WEST BENGAL

N 564285

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

22 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 22nd day of March Thousand Twenty Three (2023).

BETWEEN



M. S. Shah

Pamper Koor Rina Biswas



v 052907

Sl. No. .... Date.....  
Name.....  
Add.....  
Amt.....

13 MAR 2023

13 MAR 2023

SYED FAZLUL HAQUE  
Advocate  
High Court, Calcutta



SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



Syed Fazlul Haque  
Advocate  
w/o late Syed Anisul Alam  
High Court Calcutta  
P.O. - G.P.O.  
P.S. - Hare Street  
Kolkata - 700001

DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
22 FEB 2023  
22 MAR 2023

*MD Shafi*

(1) **SMT PAMPA KAR**, PAN - DYUPK6095Q, Aadhaar No. - 6403 4449 3877, Mobile No. 9123661710, wife of Anupam Kar, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Village - Khakurda, Post Office - Khakurda, Police Station - Belda, Pin - 721445, District - Paschim Medinipur and (2) **SMT. RINA BISWAS** PAN - CTJPB1496F, Aadhaar No. 7705 2078 4890, Mobile No. 9330029835, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3/83C, Chittaranjan Colony, Post Office and Police Station - Jadavpur, Kolkata - 700032, District - 24-Parganas (South), hereinafter called and referred to as the **FIRST PARTIES/OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and/or assigns) of the **ONE PART.**

**AND**

**MD. SHAFI alias DILIP**, PAN - AZTPS4387G, Aadhaar No. 9007 6070 8140, Mobile No. 9330531422, son of Late Abdul Aziz, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at B/6/H/3, Meajanostagar Lane, P.O. Circus Avenue, P.S. Karaya,



Kolkata - 700017, hereinafter called and referred to as the **SECOND PARTY/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, and/or assigns) of the **OTHER PART**.

*Md. S. M. S.*

**WHEREAS** the Badal Chandra Dey was the absolute owner of All That piece and parcel of a Bastu land measuring about 3 Cottahs 8 Chittacks 15 Sq.ft. more or less lying and situated at Mouza - Tentulberia comprised in C.S. Dag No.894, R.S. Dag No.859, R.S. Khatian No.451 corresponding to L.R. Dag No.859, L.R. Khatian No.451, District 24-Parganas now Nibedita Sarani, within the limits of the Rajpur Sonarpur Municipality, Ward No.04, P.O. and P.S. Sonarpur, Kolkata - 700152, A.D.S.R. Sonarpur, 24-Parganas South, by purchased the said Bastu land from Kartick Chandra Mondal by virtue of a registered Deed of Conveyance being No.4230 of 1983, Book No.7, Volume No.84, Pages 228 to 233 in the office of A.D.S.R. Sonarpur at 24-Parganas South.

**AND WHEREAS** the aforesaid Badal Chandra Dey mutated his name in B.L. & L.R.O. Baruipur and have been paying taxes regularly to the concerned authorities.

**AND WHEREAS** the aforesaid Purchaser namely Badal Chandra Dey was enjoying and possessing the aforesaid property peacefully without any disturbances/interruption.

*Md. Shaf.*  
**AND WHEREAS** the aforesaid Badal Chandra Dey died intestate on 27.01.2017 leaving behind them his three sons namely Prahlad Dey, Bapi Dey and Sanjay Dey and two daughters namely Pampa Kar and Rina Biswas. Be it mentioned here that wife of Badal Chanra Dey also died i.e. prior to the death of Badal Chandra Dey.

**AND WHEREAS** one Prahlad Dey, Bapi Dey, Sanjay Dey and Rina Biswas jointly gift their undivided 4/5<sup>th</sup> share of land measuring more or less 1 (one) Cottah 12 (twelve) Chittacks 9 (nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet i.e. undivided land measuring more or less **1015.2 Square Feet** together with undivided 4/5<sup>th</sup> share structure standing thereon measuring

more or less **80 Square Feet** lying and situated at **Mouza - Tentulberia**, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No. - 451 corresponding to **L. R. Dag No. - 859, L. R. Khatian No. - 451**, Nibedita Sarani, within the limits of the **Rajpur Sonarpur Municipality**, Police Station - Sonarpur, Pin - 700152, District - 24 Parganas (South), in favour of **SMT. PAMPA KAR**, wife of Anupam Kar, by virtue of a registered Deed of Gift dated 26/04/2017 and the said Deed was registered in the office of the A.D.S.R. - IV, Alipore, South 24 Parganas and recorded in Book No. -I, Volume No. - 1604 - 2017, Pages from 56993 to 57021, **Being No. -160402070** for the year 2017.

**AND WHEREAS** said Prahlad Dey, Bapi Dey, Sanjay Dey and Pampa Kar jointly gift their undivided  $4/5^{\text{th}}$  share of land measuring more or less 1 (one) Cottah 12 (twelve) Chittacks 9 (nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet i.e. undivided land measuring more or less **1014.4 Square Feet** together with undivided  $4/5^{\text{th}}$  share structure standing thereon measuring more or less **80 Square Feet** lying and situated at **Mouza - Tentulberia**, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No. - 451 corresponding to **L.R. Dag No. -**

*Md. Shahin*



*md Shakti*

**859, L.R. Khatian No. - 457/451**, Nibedita Sarani, within the limits of the Rajpur Sonarpur Municipality, under Police Station - Sonarpur, Pin - 700152, District - 24 Parganas (South), in favour of **SMT. RINA BISWAS**, wife of Biswajit Biswas, by virtue of a registered Deed of Gift dated 26/04/2017 and the said Deed of Gift was registered in the office of the A.D.S.R. - IV, Alipore, South 24 Parganas and recorded in Book No. - I, Volume No. - 1604-2017, Pages from 57085 to 57113, **Being No. - 160402074** for the year 2017.

**AND WHEREAS** the First Parties herein in the absolute owners in respect of the Schedule "A" property and is seized, possessed the same without any disturbance and interference.

**AND WHEREAS** the said Smt Pampa Kar and Smt. Rina Biswas both are in relation sister to each other and the said Smt Pampa Kar and Smt, Rina Biswas executed and registered a Deed of Amalgamation dated <sup>March</sup> 22nd day of 2023 and the said Deed was registered in the office of the D.S.R.- IV and recorded in Book No. - I, Being No. - **891** for the year 2023 after amalgamation said Smt Pampa Kar and Smt. Rina Biswas jointly became the owner of land measuring more or

less 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) Square Feet together with structure standing thereon more fully and particularly is described in the Schedule "A" property.

**AND WHEREAS** the owners are not experienced in regard with such development and/or construction of building as such they approached the Second Party for doing said act as Developer.

*Md Shafiq*  
**AND WHEREAS** at present the owners are desirous to develop the aforesaid premises by demolishing the existing structure standing thereon by constructing a proposed multi storied building and as such the owners approached the developer for construction of the straight three storied building according to sanction plan within the limits of the Rajpur Sonarpur Municipality.

**AND WHEREAS** upon the aforesaid representation of the owners and subject to the verification of the title of the owners concerning the said premises, the Developer has agreed to construct a proposed straight three storied building upon the said premises.



**AND WHEREAS** the said Owner herein entered into a Development agreement with the Developer to develop the said property lying and situated at Mouza -Tentulberia, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No. - 451 corresponding to L.R. Dag No. - 859, L.R. Khatian No. - 451 and 457/451, within the limits of the Rajpur Sonarpur Municipality, Nibedita Sarani, Police Station - Sonarpur, Ward No. - 004, Kolkata - 700152, D.S.R at Sonarpur, District - 24 Parganas (South), within Rajpur-Sonarpur Municipality as referred to as the "said Property".

**AND WHEREAS** on the basis of the Development agreement made by the Owners/First Parties, the Developer/Second party has agreed to Develop the aforesaid property by registering this development agreement lying and situated at Mouza - Tentulberia, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No. - 451 corresponding to L.R. Dag No. - 859, L.R. Khatian No. - 451 and 457/451, within the limits of the Rajpur Sonarpur Municipality, Nibedita Sarani, Police Station - Sonarpur, Ward No. - 004, Kolkata - 700152, D.S.R at Sonarpur, District - 24 Parganas (South), within Rajpur-Sonarpur Municipality, as referred to as the "SAID PROPERTY" at the cost

*Ms. Shree*

of the Developer on the terms and conditions as hereinafter mentioned.

**NOW THIS AGREEMENT FOR DEVELOPMENT BETWEEN THE OWNERS AND DEVELOPER WITNESSETH AS FOLLOWS :-**

**DEFINITION**

1. DEFINITION unless there is anything repugnant to the subject or context the following terms and will have the meaning assigned to them.
  - a) OWNERS: shall mean 1) SMT PAMPA KAR. PAN - DYUPK6095Q, Aadhaar No. - 6403 4449 3877, wife of Anupam Kar, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Khakurda, Post Office - Khakurda, Police Station - Khakurda, Pin - 721445, District - Paschim Medinipur, 2) SMT RINA BISWAS. PAN - CTJPB1496F, Aadhaar No. -7705 2078 4890, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality -

*Md. Shafiq*



Indian, residing at 3/83C, Chittaranjan Colony, Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700032, District - 24 Parganas (South), and their heirs, executors, administrators, legal representatives, successors and /or assigns.

b) DEVELOPER : shall mean **MD. SHAFI alias DILIP**, PAN - AZTPS4387G, Aadhaar No. 9007 6070 8140, son of Late Abdul Aziz, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at B/6/H/3, Meajanostagar Lane, P.O. Circus Avenue, P.S. Karaya, Kolkata - 700017, District - 24-Parganas (South) and his heirs, executors, administrators, legal representatives, successors and/or assigns.

c) PREMISES: shall mean ALL THAT piece and parcel of Bastu land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) Square Feet together with 200 Square Feet structure standing thereon, having cemented floor used for residential purpose lying and situated at Mouza - Tentulberia, comprised in C.S. Dag

MD. SHAFI

No. - 894, R.S. Dag No. - 859, R.S. Khatian No. - 451 corresponding to L.R. Dag No. - 859, L.R. Khatian No. - 451 and 457/451, within the limits of the Rajpur Sonarpur Municipality, Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District -24 Parganas (South), with all other common right and all easement and appurtenances thereto morefully and particularly described in the Schedule "A" herein below.

- d) Building shall mean the new proposed straight three storied building to be constructed on the said Schedule "A" property to be constructed according to the Rajpur-Sonarpur Municipality Plan.
- e) OWNER'S ALLOCATION : The Owners jointly shall be allotted 50% ratio of the straight three storied building i.e. one self contained residential flat consisting of two bed rooms, Hall, one kitchen, one toilet situated on the East-West-North side of the Ground Floor that portion equally divided to two owners and extra one kitchen, one toilet (back side) AND one self contained residential flat consisting of two bed room, Hall, one kitchen, one toilet situated on the East-West-



North side of the 1ST Floor (back side) finished with collapsible gate AND one self contained residential flat consisting of two bed rooms, Hall, one kitchen, one toilet situated on the South-East-West side of the 2nd Floor (front side) finished with collapsible gate of the sanctioned building plan of the proposed multi storied building within the limits of the Rajpur Sonarpur Municipality Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District -24 Parganas (South), together with the undivided proportionate share of land and all other easement and appurtenances thereto and also a sum of Rs.2,00,000/- (Rupees Two Lakh) only (Rs.1,00,000/- each owner) from the Developer which is non refundable morefully and particularly detailed below. If one additional floor i.e. third floor construction which is legally or illegally in that case owners will get 400 Sq.ft. or 300 Sq.ft. super built up area which will be equally divided to the two owners i.e. 200 Sq.ft. or 150 Sq.ft. each.

- f) DEVELOPER'S ALLOCATION: The Developer shall be allotted the rest 50% ratio of the total F.A.R of the

proposed G+2 storied building according to the sanction building plan (save and except Owner's Allocation) within the limits of the Rajpur Sonarpur Municipality Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District - 24 Parganas (South), and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "C".

g) COMMON FACILITIES AND AMENITIES: shall mean corridors, stair case, stair case landing, ultimate terrace of the building, underground water reservoir, overhead water tank, water pump and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.

h) "TIME" the building shall be completed within 30 (Thirty) months from the date of obtaining sanction building plan from the Rajpur Sonarpur Municipality subject to vacating the property by the owners within 15 days from



the date of obtaining sanctioned building plan and the delay in vacating the property will be counted with the expiry of the period of 30 months after expiry of the said period may be extended if any natural calamity, local problem, political problem and legal problem if any found.

i) "SPECIFICATIONS" shall mean the specification of new G+2 storied building as described in the Schedule "E" herein below.

j) TERRACE : shall mean the ultimate terrace on the said proposed building to be constructed excluding the space provided for installation of overhead tank, stair case etc.

2. THE OWNERS DECLARES AS FOLLOWS: -

I. That all copy of legal documents and/or other relevant papers and documents relating to the said property shall be handed over to the Developer simultaneously with the execution of this Agreement to satisfy about the title of the property and the Owners shall also be liable to produce the original deeds or documents, if necessary,

before any competent authority/ bank/ municipal authority or any other authority which may be required at the time of obtaining sanction plan or for taking any loan from the bank by the prospective flat owners during construction as and when necessary by the Developer or the intending Purchaser/ Purchasers.

II. That the Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of law for the time being in force.

III. That the Owners have not entered into any Agreement with any third party for granting Lease, license, sale, development or anyway to encumber the said property and the instant Development Agreement in respect of the property is the only Development Agreement executed between the parties.

3)

i. That simultaneously with the execution and registration of this Agreement the Owners shall also execute a



Development Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of development of the said property.

- ii. That after execution of Development Agreement, the Developer shall have the right and liberty to enter into any Agreement for Sale in respect of Developer's Allocation only and to accept the entire consideration or the part of the consideration from the prospective Purchasers of flats to that effect.
- iii. The Development Agreement and Power of Attorney be not cancelled and/or revoked till the develop/construction of the said G+2 storied building will be completed on the said Schedule - "A" property within Rajpur-Sonarpur Municipality, Ward No.04, P.O. and P.S. Sonarpur, Kolkata - 700152.

4) THE OWNERS AND THE DEVELOPER DO  
HEREBY DECLARE AND COVENANT AS FOLLOWS;

- a) That the Developer shall at his own costs and expenses construct and complete the new G+2 storied building at the said Schedule "A" property premises and shall confirm the specification as mentioned in the Schedule "E" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architect regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification.
- b) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises shall be paid by the Owners herein till the date of execution of this Agreement.
- c) That the Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.
- d) That the Owners shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said



property till the instant Agreement remain in force except their allotted portion in the proposed multistoried building.

- e) That if there is any defect in the title of the property, the Owners at their own cost shall rectify the same and shall make the property free from all encumbrances.

6. DEVELOPERS'5 RIGHT AND OBLIGATION

- a. The Developer shall not be entitle to sell or encumber in any manner the Owners' Allocation in the building and/or shall not create any obstruction or disturbances which may create any encumber in respect of any right, title and interest of the Owners over their allocations.
- b. That the Developer shall complete the process of mutation of the said property at his own cost and also at his own cost shall obtain sanctioned building plan from the Rajpur Sonarpur Municipality and the Owners shall have no liability to pay any cost for obtaining such sanctioned building plan from the Municipality.

Ms. Sheth

- c. The Developer shall not create and/or 'restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owners' allotment or effecting their estate and interest in the said property and the Developer shall keep the Owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof. The proposed flat owners shall have the right to obtain Bank loan from the Bank for purchasing the flat and the Owners and the Developer has no objection to that effect.
- d. The Developer hereby undertakes to keep the Owners indemnified against all third party claim and actions arising out of any sorts of act of commission or omission of the Developer or relating to the construction of the building.
- e. That the Owners hereby confirm that the Developer shall have the exclusive right, liberty and authority to enter into any Agreement for Sale with any proposed Purchaser in respect of Developer's Allocation and to accept earnest

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money from the proposed Purchaser and in that case the proposed Purchaser shall have the right, liberty and authority to obtain bank loan for purchasing the said flat and all the Owners and the Developers shall have no objection to that effect.

- f. That on and from the date of execution of the Development Agreement, the Developer shall bear the Corporation tax at his own cost till the date of handover the possession of the flat to the proposed Purchaser.
- g. That it has been agreed between the parties that the common electric meter box will be installed in the Ground Floor of the said building.
- h. That during the period of construction if any dispute arise then the same shall be solved amicably between the parties.

7. CONSIDERATION AND SPACE ALLOCATION :

i. The Developer shall be entitled to sell, transfer, convey Developer's Allocation to the intending Purchasers for residential purpose only and shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/ Purchasers and to realize part payment or full consideration from the intending Purchaser/ Purchasers at his/her/their own account.

ii. That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the Owners and the other flat Owner of the said building.

8) That in case of sale of allotted share of the Developer, the Owners shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/ persons of the Developer through his Power of Attorney holder.

9) That in case the owner want to sell the flat/ flats out of the allotted share of the Owners, the Developers shall be

*M/S. S. S. S.*



bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Owners and the Owners also shall sign in the said Deed as Vendors and shall realize the sell proceeds in respect of their allotment and the Developer shall have no claim on the said amount/ sell proceeds.

- 10) That if any party violate any terms and condition of the Development Agreement then the parties on mutual understanding shall try to solve the problem and in failure to do so, the aggrieved party shall have the right, liberty and authority to move before the competent court of law for proper relief.

### **SCHEDULE "A" PROPERTY**

#### **(ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of a Bastu land after amalgamation measuring 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) Square Feet more or less lying and situated at Mouza - Tentulberia, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No.451 corresponding to L.R. Dag No. - 859,

L.R. Khatian No. - 451 and 457/451 together with structure standing thereon measuring more or less 200 Square Feet having cemented floor, situated on the Ground Floor used for residential purpose within the limits of the Rajpur Sonarpur Municipality Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District - 24 Parganas (South), with all easement and appurtenances thereto which is butted and bounded as follows :-

*MSD 8/11/06*

**ON THE NORTH** : R.S. Dag Nos.857 and 858 ;

**ON THE SOUTH** : By 8'-0" feet wide Common passage ;

**ON THE EAST** : By land of R.S. Dag No. - 859 (P) ;

**ON THE WEST** : By land of R.S. Dag No. - 859(P).

**SCHEDULE "B" PROPERTY**

**(OWNER'S ALLOCATION)**

**ALL THAT** the Owners shall be allotted one self contained residential flat consisting of two bed rooms, Hall, one kitchen, one toilet situated on the East-West-North side of the Ground



Floor (back side) AND one self contained residential flat  
 consisting of two bed rooms, Hall, one kitchen, one toilet  
 situated on the East-West-North side of the 1ST Floor (back side)  
finished with collapsible gate AND one self contained residential  
flat consisting of two bed rooms, Hall, one kitchen, one toilet  
situated on the South-East-West side of the 2nd Floor (front  
side) finished with collapsible gate of the sanctioned building  
plan of the proposed three storied building within the limits of  
the Rajpur Sonarpur Municipality Nibedita Sarani, Police Station  
-Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R  
at Sonarpur, District - 24 Parganas (South), together with the  
undivided proportionate share of land and all other easement  
and appurtenances thereto and also a sum of Rs.2,00,000/-  
(Rupees Two Lakh) only from the Developer which is non  
refundable at the time of Development Agreement.

### **SCHEDULE "C" PROPERTY**

#### **(DEVELOPER'S ALLOCATION)**

**ALL THAT** the Developer shall be allotted the rest portion of the  
 total F.A.R of the proposed G+2 storied building according to the  
 sanction plan (save and except Owners Allocation) within the  
 limits of the Rajpur Sonarpur Municipality being the portion of

Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata -700152, A.D.S.R at Sonarpur, District - 24 Parganas (South), together with the undivided proportionate share of land and all other easement and appurtenances thereto.

**SCHEDULE "D" ABOVE REFERRED TO**

**(COMMON AREA)**

*MD Shah*

**ALL THAT** stair case, stair case landing, four side boundary wall of the building, four side common space and passage, ultimate terrace, entrance, and exit of the building, corridors, underground water reservoir, overhead water tank, water pump and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.

**SCHEDULE "E" ABOVE REFERRED TO**

**SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF SCHEDULE MENTIONED HEREBY DESCRIBED HEREIN ABOVE.**

• **BUILDING**

- 1) The building is R.C.C. frame as per sanction plan.



- 2) The foundation of the building is of R.C.C. isolated as per sanction plan.
- 3) Slab thickness is 4" as per structural drawing as per sanction plan.
- 4) Brick work walls with as per sanction plan, sand cement mortar respectively,

• **PLASTERING**

- 1) Outside 5" thick 1:6 sand cement mortar.
- 2) Inside 3" thick 1:4 sand cement mortar.
- 3) Ceiling and concrete surface thick 1:4 sand cement mortar.
- 4) Roof treatment.
- 5) Rooms of the flat shall be finished with putty.

• **FLOORING**

- 1) All floors and skirting of living, dining, bedrooms, kitchen, toilet and verandah shall be finished with vectified (medium quality) tiles flooring along with 4" inch height skirting from the floor level.

*Mohd Shafiq*

- 2) In all common spaces such as lobby, stair landing, and entrance lobby shall be finished with mat (Medium quality) tiles.
- 3) Service area and other mandatory open space of the ground floor shall be finished by net cement.

• **DOOR & WINDOWS**

- 1) Front main gate of the building shall be made of iron gate.
- 2) All doors will be made of ply with flush door (I.S.I Branded waterproof).
- 3) All windows will be of standard quality aluminum. Thick plane glass.
- 4) Main door frame made by ply wood 6' x 3' as per plan and other flush door bath room and toilet door will be finished type PVC (single leaf).
- 5) Box grill, sliding window with glass fittings.

• **SANITARY & PLUMBING**

1) **Bathroom**

- a) One commode/pan white (light colour).
- b) White basin 22" of standard brands in inside bathroom.
- c) Shower and one tap in each bath-room.
- d) All Bib-cock and Taps will be medium quality fittings.

*Md. Shafiq*



- e) One Bib-cock near commode/pan.
- f) Standard quality glazed colour tiles shall be fixed up to 6' height from floor level.
- g) Provision for exhaust fan.
- h) Floor shall be finished with vectified (medium quality) tiles.

2) **Kitchen**

- a) Cooking platform will be black stone finished and all windowsill marble finished one Yz" tap over sink.
- b) One kitchen sink of medium quality (stainless still).
- c) Concealed pipe lines for only cold and hot water will be provided.
- d) Provision for exhaust fan.
- e) Medium quality glazed colour tiles shall be fixed up to 3' feet height from floor level on the cooking platform.
- f) out side wall 8" inside wall 3" thick bricks and toilet bath room wall 3" thick.
- g) kitchen slab over slab will be made with black stone.

3) **Pipe lines**

- a) All rain water pipes, soil and waste water pipes shall be of high density P.V.C. pipe ISI.
- b) All underground sewer line, gully pit etc. shall be of earthen wire PVC.

*MS. Shah*

- c) Distribution of water line from overhead reservoir shall be of I.S.I, brands PVC pipe.

• **ELECTRICAL (CONCEAL)**

- 1) Bed rooms, K.B. PVC pipe.
- 2) Living/dining
  - a) Two light point, one fan point.
  - b) One three pin plug point for T.V and other purposes.
  - c) One power point (15 amp).
- 3) Toilet PVC Box.
- 4) Finishing:
  - a) All interior surfaces shall have finished with wall putty only.
  - b) All exterior surface wall shall have painted with weather coat of approved shade.
  - c) Overhead and underground tank as per sanction plan which should be adequate to full fill all the requisite of Flat Owners.
- 5) Common space  
Light point on entrance lobby, landing, roof and other common service.

**NOTE :** Extra cost shall have to be paid against any extra work by each flat Owner in respect of their respective flat.

*Md Shohi*

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

**SIGNED, SEALED AND DELIVERED**

at Kolkata in the presence of: -

WITNESSES: -

1. *Md. Imran*

*Pampa Kar*

*Rina Biswas*

Signature of the Owners

2. *Anupam Kar.*  
*3/88 E, C. R. Colony*  
*Kol-32*

*Md. Shabir*

Signature of the Developer

Drafted by me :

*Syed Farzul Haque*

Advocate

High Court, Calcutta

Enrol. No.F/894/1937/12



# MEMO OF CONSIDERATION

**RECEIVED** of and from the within named Developer the within mentioned sum of Rs.2,00,000/- (Rupees Two lacs) only being non refundable receivable amount by the owners of this Development Agreement as per Memo below :-

## M E M O

Cheque No./ Cash/ Draft	Date	Name of the Bank and Branch	Amount (Rs.)
-------------------------------	------	--------------------------------	-----------------

Total : 2,00,000.00

(Rupees two lacs) only.

### WITNESSES :

1. *Mad. Imzeen*

*Pooja Kar*

*Rina Biswas*

Signature of the Owners

2. *Anupam Ven.*

*2/88 E, Chittaranjan  
colony, Kol-32*



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



192022230340120281

GRN Details

GRN: 192022230340120281  
GRN Date: 20/03/2023 13:27:28  
BRN : CBI200323978920  
GRIPS Payment ID: 200320232034012027  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: Central Bank of India  
BRN Date: 20/03/2023 13:28:35  
Payment Init. Date: 20/03/2023 13:27:28  
Payment Ref. No: 2000703478/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MD SHAFI  
Address: B/6/H/3 MEAJANOSTAGAR LANE, KARAYA 700017  
Mobile: 6291661412  
Depositor Status: Others  
Query No: 2000703478  
Applicant's Name: Mr SYED FAZLUL HAQUE  
Identification No: 2000703478/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 20/03/2023  
Period To (dd/mm/yyyy): 20/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000703478/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	2000703478/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				8542

IN WORDS: EIGHT THOUSAND FIVE HUNDRED FORTY TWO ONLY.



Major Information of the Deed			
Deed No :	I-1630-00894/2023	Date of Registration	22/03/2023
Query No / Year	1630-2000703478/2023	Office where deed is registered	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	16/03/2023 11:43:00 AM	Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9064405757, Status :Advocate	
Applicant Name, Address & Other Details	SYED FAZLUL HAQUE HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9064405757, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Stampduty Paid(SD)	Market Value Rs. 31,94,775/-		
Rs. 7,021/- (Article:48(g))	Registration Fee Paid Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



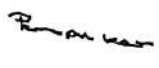



### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nibedita Park (Rania), Mouza: Tentulbedia, JI No: 44, Pin Code : 700152								
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859 (RS :- )	LR-451	Bastu	Bastu	3 Katha 8 Chatak 18 Sq Ft		31,40,775/-	Width of Approach Road: 8 Ft.,
Grand Total :					5.8163Dec	0 /-	31,40,775 /-	



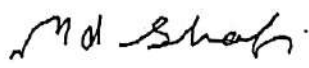
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	



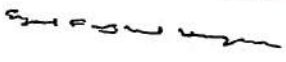
Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<b>Smt PAMPA KAR</b> Wife of ANUPAM KAR Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023
Signature  22/03/2023			
VILL KHAKURDA, City:- , P.O:- KHAKURDA, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DYxxxxxx5Q, Aadhaar No: 64xxxxxxxx3877, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			
2	<b>Smt RINA BISWAS</b> Wife of BISWAJIT BISWAS Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023
Signature  22/03/2023			
3/83C CHITTARANJAN COLONY, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx6F, Aadhaar No: 77xxxxxxxx4890, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			

#### Developer Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<b>MD SHAFI , (Alias: DILIP ) (Presentant )</b> Son of Late ABDUL AZIZ Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023
Signature  22/03/2023			
Son of Late ABDUL AZIZ B/6/H/3 MEAJANOSTAGAR LANE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx7G, Aadhaar No: 90xxxxxxxx8140, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			



**Identifier Details :**

<b>Name</b> <b>SYED FAZLUL HAQUE</b> Son of Late SYED ANISUL ALAM H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	22/03/2023	22/03/2023	22/03/2023
Identifier Of Smt PAMPA KAR, Smt RINA BISWAS, MD SHAFI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt PAMPA KAR	MD SHAFI-2.90812 Dec
2	Smt RINA BISWAS	MD SHAFI-2.90812 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt PAMPA KAR	MD SHAFI-100.00000000 Sq Ft
2	Smt RINA BISWAS	MD SHAFI-100.00000000 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nibedita Park (Rania), Mouza: Tentulbedia, JI No: 44, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 859, LR Khatian No:- 451		Seller is not the recorded Owner as per Applicant.



On 22-03-2023

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

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

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

Presented for registration at 13:16 hrs on 22-03-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MD SHAFI Alias DILIP, Claimant.

**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 31,94,775/-

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

Execution is admitted on 22/03/2023 by 1. Smt PAMPA KAR, Wife of ANUPAM KAR, VILL KHAKURDA, P.O: KHAKURDA, Thana: Belda, Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by Profession House wife, 2. Smt RINA BISWAS, Wife of BISWAJIT BISWAS, 3/83C CHITTARANJAN COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. MD SHAFI, Alias DILIP, Son of Late ABDUL AZIZ, B/6/H/3 MEAJANOSTAGAR LANE, P.O: CIRCUS AVENUE, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business

Indetified by SYED FAZLUL HAQUE, , , Son of Late SYED ANISUL ALAM, H C CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,053.00/- ( B = Rs 2,000.00/- ,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 2,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2023 1:28PM with Govt. Ref. No: 192022230340120281 on 20-03-2023, Amount Rs: 2,021/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI200323978920 on 20-03-2023, Head of Account 0030-03-104-001-16

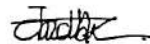
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52907, Amount: Rs.500.00/-, Date of Purchase: 13/03/2023, Vendor name: Soumitra Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2023 1:28PM with Govt. Ref. No: 192022230340120281 on 20-03-2023, Amount Rs: 6,521/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI200323978920 on 20-03-2023, Head of Account 0030-02-103-003-02



Jaideb Pal  
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 1630-2023, Page from 27686 to 27725  
being No 163000894 for the year 2023.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2023.03.27 16:08:09 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/03/27 04:08:09 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)