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Certified that the document is admitted for registration. The signature, stamp and endorsement of the Registrar are the part of this document.

Additional Registrar of Land Revenue



14 MAR 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14th day of March, Two thousand and twenty-four (2024) A.D.

BETWEEN

NABAKUMAR CHAKRABORTY alias Nabo Kumar Chakraborty, (PAN-ACSPC5522H/ Aadhaar Card No. 2831 5077 6692), son of Mihirlal Chakraborty, by occupation - Service, by religion - Hindu, by

168308

Sold to.....

Address.....

Rs.....

Date.....



26 FEB 2024

26 FEB 2024

SIPRA DEY

Licence No.: 18747 FEB 2024

Code : 1070

1, N. S. Road, Kolkata 700 001

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKA
14 MAR 2024



Nationality-Indian, residing at Chakrabortypara, Jagaddal, P.O. - Dakshin Jagatdal, P.S. - Sonarpur, District - South 24 Parganas, West Bengal - 700151 hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and shall include his heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**

AND

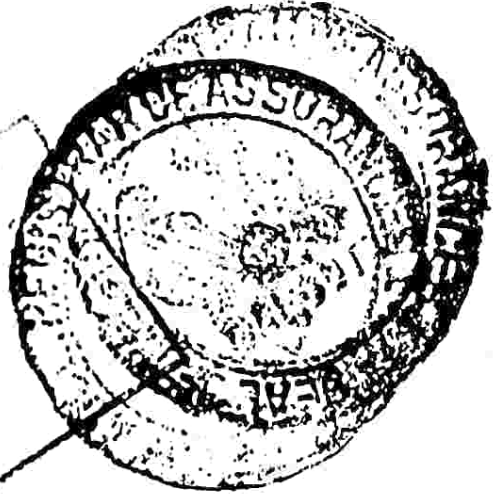
M/S. DAFFODIL REALTY, (PAN-AAWFD1759K), a partnership firm having its principal place of business at No. 16, Milan Park, P.O.-Garia, P.S.-Patuli, District -South 24 Parganas, West Bengal - 700084 being represented by its partners (1)**SMT ILA ROY**, (PAN - AFUPR6604L/ Aadhaar No.2183 6556 0187), wife of Sri Alope Roy residing at No. 6, Milan Park, P.O.- Garia, P.S.-Patuli, District -South 24 Parganas, West Bengal - 700084, and(2).**SUBHASHIS ROY**, (PAN-AERPR5625K/Aadhaar Card No.9054 5720 4730), son of Sri Subodh Chandra Roy, residing at No. 16, Milan Park, P.O.- Garia, P.S.-Patuli, District -South 24 Parganas, West Bengal - 700084, both by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter collectively called the **DEVELOPER**, (which term and expression shall mean and include their heirs, legal representatives, executors, and/or assigns) of the **SECOND PART**:

WHEREAS:

I. BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE PROPERTY:

- a) One Gnanadananda Mukhopadhyay, since deceased, while as the absolute owner seised and possessed of several landed

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OF ASSURANCES - KOLKATA
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property he by the Deed of Sale registered in the office of the District Registrar South 24 Parganas at Alipore and recorded in Book No.I, pages from 263 to 289 being No. 5571 for the year 1965 for the consideration mentioned therein sold transferred and conveyed ALL THAT Bastu land admeasuring more or less 1(one) bigha 09(Nine) sq.ft. being R.S. Dag No. 985 appertained R.S. Khatian No.-972 of Mouja- Jagaddal, J.L. No. 71, Touzi No. 84, at present situate within the limits of the Ward No.24 of the Sonarpur-Rajpur Municipality, P.O. and P.S. - Sonarpur, District - South 24 Parganas, West Bengal - 700151 Together With all and singular yards, compounds ways, open spaces, paths and passages, advantages, appendages appurtenances belong to or in anywise appertaining thereto absolutely forever and free from all encumbrances, to Lakshmi Charan Ghosh absolutely forever and free from all encumbrances;

- b) The said Lakshmi Charan Ghosh under a scheme sub-divided the aforesaid landed property into several small plots each having a distinct number and 10 feet wide common road to access them, for sale to prospective buyers thereof;
- c) The said Lakshmi Charan Ghosh by the Deed of Sale registered in the office of the District Registrar South 24 Parganas at Alipore and recorded in Book No.I, Volume No. 20, being No. 6962 for the year 1966 for the consideration mentioned therein sold transferred and conveyed ALL THAT Bastu land admeasuring 3 (three) cottah 8 (Eight) chhitacks and 18 (eighteen) sq.ft., more or less out of 1(one) bigha 09(Nine) sq.ft. together with all benefits of said 10 feet wide common roads being the demarcated part of the R.S. Dag No. 985 appertained

R.S. Khatian No.-972 of Mouja- Jagaddal, J.L. No. 71, Touzi No. 84, presently situate within the limits of the Sonarpur-Rajpur Municipality, P.O. and P.S. - Sonarpur, District - South 24 Parganas, West Bengal - 700151 Together With paths and passages, advantages, appendages appurtenances belong to or in anywise appertaining thereto absolutely forever and free from all encumbrances, to Sri Jayanta Kumar Sen absolutely forever and free from all encumbrances;

- d) The said Sri Jayanta Kumar Sen while seised and possessed of the land he by the Deed of Sale dated 21 August 2005 registered in the office of the Additional District Sub-Registrar at Sonarpur and recorded in Book No.I, Volume No.38 from pages 141 to 154 being No. 1963 for the year 2005 ALL THAT Bastu land admeasuring 3 (three) cottah 8 (Eight) chhitacks and 18 (eighteen) sq.ft., more or less out of 1(one) bigha 09(Nine) sq.ft. together with all benefits of said 10 feet wide common roads being the demarcated part of the R.S. Dag No. 985 appertained R.S. Khatian No.-972 of Mouja- Jagaddal, J.L. No. 71, Touzi No. 84, presently situate within the limits of the Sonarpur-Rajpur Municipality, P.O. and P.S. - Sonarpur, District - South 24 Parganas, West Bengal - 700151 Together With paths and passages, advantages, appendages appurtenances belong to or in anywise appertaining thereto absolutely forever and free from all encumbrances, to Sri Naba Kumar Chakraborty - the owner herein absolutely forever and free from all encumbrances;
- e) The said Sri Naba Kumar Chakraborty - the owner herein got his name mutated in the records of the B.L. & L.R.O. Sonarpur, South 24 Parganas and upon such mutation and separation the

ADDITIONAL MEMBER
OF ASSURANCE SOCIETY
14 MAR 2024



aforesaid truncated scheme plot now renumbered and distinguished as Plot No. 1135 appertains to L.R. Khatian No. 2468 and made finally published and further mutation was done in the records of the Rajpur-Sonarpur Municipality in respect of the said scheme plot now distinguished as the Holding No. 268 and called and known as Premises No. 35, Dr. B.C. Roy Road situated within the of the Ward No.26 of the said municipality (hereinafter referred to as **the said property**) ;

- f) THUS in the manner aforesaid the owner herein of the said property is seised and possessed of or otherwise well and sufficiently entitled to the said premises as the absolute owner thereof or an estate equivalent thereto in fee simple absolutely forever and free from all encumbrances;
- g) The owner herein desired to develop the said property in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality and upon the offer and acceptance made between the parties herein the Owner has agreed with the Developer to develop the said property by constructing a multi-use, multi-apartment building to be built and erected by and at the costs and expenses of the Developer and on the terms and conditions hereinafter appearing to which the Developer has agreed.
- h) The owner hereby declares as follows that: -
- i. The said property is free from all encumbrances;
 - ii. There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the said property or any part thereof.

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ADDITIONAL MEMBER
OF ASSN. OF ...
14 MAR 2024

- iii. No person other than the Owner has any right, title and/or interest of any nature whatsoever in said property or any part thereof.
- iv. The said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owner.
- v. The Owner has not in any way dealt with the said property whereby the right, title and interest of the Owner as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
- vi. The Owner is fully and sufficiently entitled to enter into this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS THAT: -

A. THE PROPERTY:

ALL THAT Bastu land admeasuring 3 (three) cottah 8 (Eight) chhitacks and 18 (eighteen) sq.ft., more or less out of 1(one) bigha 09(Nine) sq.ft. together with all benefits of said 10 feet wide common roads being the demarcated part of the R.S. Dag No. 985 appertained R.S. Khatian No.-972 now renumbered and distinguished as Plot No. 1135 appertains to L.R. Khatian No. 2468 of Mouja- Jagaddal, J.L. No. 71, Touzi No. 84, comprises the Holding No. 268 and called and known as Premises No. 35, Dr. B.C. Roy Road situated within the limits of the Ward No.26

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OF AS
14 MAR 2024



of the said Sonarpur-Rajpur Municipality, P.O. and P.S. – Sonarpur, District – South 24 Parganas, West Bengal - 700151 Together With paths and passages, advantages, appendages appurtenances belong to or in anywise appertaining thereto (more particularly described in the First Schedule hereunder written and herein referred to as **the said property** and herein intended to be developed).

B. APPOINTMENT

- 1) The owner doth hereby appoint **M/S. DAFFODIL REALTY**, - the second party herein, being represented by its partners **(1)SMT ILA ROY**, wife of Sri Alope Roy residing at No. 6, Milan Park, P.O.- Garia, P.S.-Patuli, District -South 24 Parganas, West Bengal – 700084, **(2).SUBHASHIS ROY**, son of Sri Subodh Chandra Roy, residing at No. 16, Milan Park, P.O.- Garia, P.S.-Patuli, District -South 24 Parganas, West Bengal – 700084, and **(3)DIBYO CHAKRABORTY**, son of Sri Dipak Chandra Chakraborty, residing at No. P-1/1B, Garia Park, P.O.- Garia, P.S.- Sonarpur, District -South 24 Parganas, West Bengal – 700084, as the Developer of the said property and the Developer/Second Party have accepted such appointment and such appointment shall commence on and from the date of execution and registration of this agreement and shall continue till completion of the project coupled with delivery of owner's allocation to the owner as per this agreement.
- 2) Any two of the partners of the said **M/S. DAFFODIL REALTY**, shall sign all documents whatsoever as may be lawfully required concerning the development of the said premises.

- 3) The Owner doth hereby empower and authorise the Developer to proceed with the construction of the building and pre-construction proceedings to start construction.

C. POSSESSION, PROJECT AND COMMENCEMENT:

- 1) The owner shall within one month from the date hereof made over physical possession of the said property and shall deliver simultaneously with the execution of this agreement the Xerox copy of the title Deed upon accountable receipt, site plan and other documents relating to the said property to the Developer.
- 2) The Developer shall construct a G+3 storied building or of such height as may be sanctioned (hereinafter referred to as **the building**) on the said property strictly in accordance with the building plan to be sanctioned by the Rajpur-Sonarpur Municipality and per specification as set out in the FIFTH Schedule appended hereto (hereinafter referred to as **the Project**).
- 3) The project shall mean the building comprises flats, car parking spaces, commercial/semi-commercial spaces/ office purpose only.
- 4) The project shall commence on the day of execution and registration of this agreement and shall be completed within 24 (Twenty-four) months from the date hereof or within such additional period not exceeding six months. However, time required for sanction of building plan shall be excepted if such application for building plan is made within one month hereof.

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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
14 MAR 2024



- 5) The Developer shall pay and bear all costs and expenses of construction of the said building as well as pay and bear all fees for sanction of the building plan, architect and engineer's fees, and all other fees, charges and payment for effectual habitable completion of the project inclusive of lighting of common areas and the owner shall not pay and bear any sum for the aforesaid accounts.

D. BUILDING PLAN:

The Developer shall at its costs and expenses prepare a building plan consuming maximum F.A.R. and submit the same to the Rajpur-Sonarpur Municipality for sanction and shall pay and bear all fees including sanction fees for having the said plan sanctioned. Such amount of fees and other expenses to be incurred for the same are not adjustable with the Owner's share but refundable in the event this agreement is cancelled and rescinded by the Owner for no fault of the Developer or in the event the Developer cancels this agreement due to inordinate delay for whatsoever reasons, caused by the Owner, to complete the project.

1. CONSIDERATION:

- i. The owner herein shall get and be entitled to get 45% (Forty-five) of carpet area on the ground floor and the entire second floor of the proposed building, and remaining area to equal 45% of the carpet area of the building be allotted on the top floor of the building being their absolute allocation together with a proportionate share in the land of the said property and proportionate share in the common areas and facilities to be attached to the said building (*the owner's allocation*).

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ADDITIONAL RECEIPT
OF ASSURANCE
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- ii. The Developer shall get and be entitled to get the remaining saleable areas in the proposed building together with a proportionate share in the land of the said property and a proportionate share in the common areas and facilities to be provided to the said building (*the Developer's allocation*).

E. SECURITY DEPOSIT :-

The Developer shall pay to the owner the sum of Rs.6,00,000/- (Rupees Six Lakh only) and shall bear no interest. The said security deposit is refundable simultaneously with the delivery of owner's allocation to the owner.

F. POWER AND AUTHORITY:

- 1) The owner shall execute and register a Development Power of Attorney, in favour of the Developer or its nominated person(s) and thereby empower and authorise it to do, perform and caused to be done, performed all acts and things concerning execution and exploitation of the said project and to execute the project, to sign and submit the building plan and all other documents relating to building plan and the project, to deal with the Developer's allocation in the proposed building in the manner as it thinks fit and proper
- 2) The Developer may sell the Developer's allocation at such rate, rent or premium as the Developer may think fit and proper and retain such sum in liquidation towards the costs and expenses, he incurred for the construction of the building and other expenses as may be required to be paid and incurred for the construction of the building including fees for sanction of the plan, soil testing fees other licence fees and charges, legal fees,

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ADDITIONAL REGISTRAR
OF ASSURANCES - KERALA
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execution and registration of documents, conveyances and other instruments in connection with the construction of the said building and out pocket expenses etc. and also retain the remaining sum after defraying the above costs and expenses towards the Developer's fee/remuneration for development of the said property.

- 3) The Developer shall be at liberty to negotiate and enter into an agreement for Sale/Lease/Mortgage/Transfer in any manner of the Developer's share in the said building with any prospective buyer or buyers during or after the construction together with a proportionate share of land of the said property and common passage, space and all other common facilities and amenities.
- 4) The Developer shall immediately after completion of the building at its own cost and expenses obtain a Completion Certificate from the Rajpur-Sonarpur Municipality in respect of the said building and shall deliver the original Completion Certificate to the owner without any pretext.
- 5) The Developer shall be at sole liberty to engage, appoint, discharge or terminate various professionals like legal adviser, architect, R.C.C. consultants, contractors and/or labours who shall on behalf of the Developer from time to time take steps for construction of the building.
- 6) The Developer shall have the right to borrow monies from prospective buyers and/or his agents for proceeding construction of the said flats on the said property. The Owner will have no responsibility or obligations for such borrowing in any manner to jeopardize or prejudice the right of the land

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ADDITIONAL REGISTER
OF ASSURANCES-I
14 MAR 2024
KARNATAKA
CALCUTTA

owner under this agreement. The said property shall not be mortgaged or otherwise encumbered irrespective of nomenclature to any person(s) and/or institution for the said project.

G. TAX AND PAYMENTS:

The Developer shall in the proportion as aforesaid, pay the Corporation rates, taxes and other Government taxes and rents from the date of receiving possession of the said property from the owner and the owner shall be liable to pay proportionate taxes and rates to the Municipality and Government in respect of his allocation only from the date of receiving possession thereof.

H. COMMON AREAS AND FACILITIES:

It is agreed that all the Owner of flats and other saleable areas of the said building shall have the right of common enjoyment of stair case, water reservoir, overhead tank passage and the ultimate roof of the building and other common areas and common facilities. The ultimate roof of the building may be used for fixing T.V. Antenna and for no other use. The Developer may have rights to construct any structure subject to sanction if given by the Rajpur-Sonarpur Municipality.

- I. MAINTENANCE AND MANAGEMENT:** The Flat Owner' Association when formed, shall frame a scheme for management, maintenance and administration of the building upon completion of construction thereof and till formation of such association the scheme shall be framed by the Developer and the owner hereby agreed to abide by all such rules or regulations of such scheme which shall not be made in contrary to the interest of the owner.

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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The Developer shall also ensure abidance of the same terms and condition to its transferees of its allocation or part of it.

J. GENERAL TERMS AND CONDITIONS:

- 1) The Developer shall do all other related works in connection with the construction of the said building.
- 2) The Owner shall take such necessary steps at the costs and expenses of the Developer for obtaining necessary permission such as water supply, drain etc, for construction of the said building.
- 3) The Developer shall prepare a draft Deed of Sale in respect of the sale of the saleable area of the said building which such draft shall be approved by the owner and no deviation from the approved draft shall be allowed.
- 4) The Developer shall be entitled to put signage on the said property stating the name of the Developer, its address and other particulars as may be required from the date of execution of this Agreement. The Developer has the sole rights to advertise in the daily newspapers, T.V. etc. in the name of the firm or self for publicity and sale of flats/Garages of the Developer's allocation.
- 5) The Owner shall not do or caused to do any acts deeds or things whereby the Developer may be prevented from execution of the project in any manner.
- 6) Both the parties shall abide by all laws, bye-laws, rule and regulations of the Government, Statutory bodies and local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of the said laws, bye-laws and regulations.

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
14 MAR 2024



- 7) That if any time during the subsistence of this Agreement the said land and/or the property are acquired by the Government or other authority in that event this agreement shall stand cancelled and the compensation receivable by the owner shall be apportioned between the owner and the Developer taking into consideration the cost actually incurred by the Developer in respect of the said building on the date of acquisition.

K. CANCELLATION:

The Owner shall have no right or power to terminate this agreement within the stipulated period provided the Developer does not violate any of the terms and conditions contained in this Agreement.

L. INDEMNITY:

- 1) The owner shall not be liable for any default or deviation of sanctioned building plan and/or defective workmanship and/or the measurement and/or quality and durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the concerned Municipality, Govt. of West Bengal and other authorities for any deviation of the said plan.
- 2) The Developer do hereby undertake to indemnify the Owner against all losses, costs, damages, expenses, claims and demands whatsoever the owner may sustain for any illegal construction, or deviation of building plan and from loss of any property and life.

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ADDITIONAL REGISTRAR
OF ASSURANCE POLICIES
14 MAR 2024



M. ARBITRATION:

If at any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the Tribunal shall pass the Award within six months from the date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

THE FIRST SCHEDULE ABOVE REFERRED TO:**(THE SAID PROPERTY)**

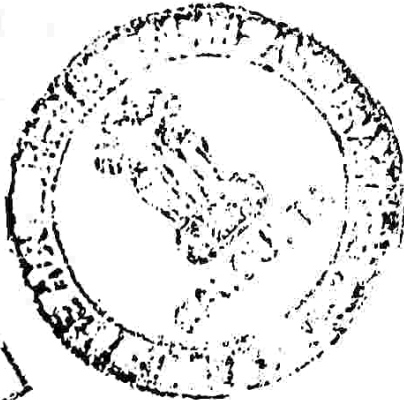
Recd. Bastu
 ALL THAT Bastu land admeasuring 3 (three) cottah 8 (Eight) chhitacks and 18 (eighteen) sq.ft., more or less out of 1 (one) bigha 09 (Nine) sq.ft. together with all benefits of said 10 feet wide common roads being the demarcated part of the R.S. Dag No. 985 appertained R.S. Khatian No.-972 now renumbered and distinguished as Plot No. 1135 appertains to L.R. Khatian No. 2468 of Mouja- Jagaddal, J.L. No. 71, Touzi No. 84, comprises the Holding No. 268 and called and known as Premises No. 35, Dr. B.C. Roy Road situated within the limits of the Ward No.26 of the said Sonarpur-Rajpur Municipality, P.O. and P.S. - Sonarpur, District - South 24 Parganas, West Bengal - 700151 Together With paths and passages, advantages, appendages appurtenances belong to or in anywise appertaining thereto now butted and bounded as follows:-

ON THE NORTH : Plot No.2;

ON THE SOUTH : Dr. B.C. Roy Road;

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ADDITIONAL REGISTRAR
OF ASSURANCES - LONDON
14 MAR 2024



ON THE EAST : R.S. Dag No. 1044;

ON THE WEST : 10 ft. wide common road; (

OR HOWSOEVER OTHERWISE the said property is butted, bounded called, known, numbered, described and distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(THE OWNER' ALLOCATION)

The owner herein shall get and be entitled to get 45% (Forty-five) of carpet area on the ground floor and entire second floor of the proposed building and remaining area to equal 45% of the carpet area of the building be allotted on the top floor of the building being their absolute allocation together with proportionate share in the land of the said property and proportionate share in the common areas and facilities to be attached to the said building .

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

The Developer shall get and be entitled to get the remaining saleable areas equivalent to 55% of the covered area in the proposed building together with a proportionate share in the land of the said property and a proportionate share in the common areas and facilities to be provided to the said building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(COMMON AREAS AND FACILITIES)

1. AREA:
 - a) The land comprised in the said Premises;

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ADDITIONAL TERMINAL
OF ASSURANCE
14 MAR 2024



- b) All vertical & horizontal supports concerning the building;
 - c) Demarcated 50% of The roof, parapet walls of the building and boundary wall gate;
 - d) Covered path, passages and portion;
 - e) Staircase, staircase landings and stair case room;
 - f) Lift and its ancillaries;
 - g) All statutory open spaces and
 - h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.
2. PLUMBING: Water pumps, water reservoirs, water tank, water distribution net work (save those inside the said flat);
 3. ELECTRIC WIRING: Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.
 4. DRAINS: Drains, septic tank, sewers and pipes etc and related network;
 5. OTHERS: Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(SPECIFICATION OF THE BUILDING)

PART -I

SN	PARTICULARS	SPECIFICATION
1	Building Type	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1st class

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 MAR 2024



		clay brick to be used. cement sand mortar in appropriate ratio shall be used.
3.	User of building.	Residential/commercial.
4.	Elevation	As per architectural design.
4.	Common areas.	cement floors and skirting, both interior and exterior Walls will be suitably painted with acrylic paint as per colour scheme.
5.	Staircase	Marble steps, stride and skirting.
7.	Roof	Water proof treated.
8.	Boundary wall and parapet wall	5-inch brick wall as per architectural design.
12.	Water supply	Municipal water supply system.
13.	Gates, Doors and windows in the common areas.	Main gate shall be made of MS grills/ wood and other doors and windows in the common areas and roof will be made of MS grills/ wood as per architectural design.
14.	Electrical wiring in the common areas	Conduit wiring with fire retardant multi- strand copper wire, MCBs and modular switches.
15.	Security	At the costs of owner of flats and other saleable areas of the building.

(SPECIFICATION OF THE FLAT)**PART -II**

SN	PARTICULARS	SPECIFICATION
1.	Structure and walls	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1st class clay brick in suitable cement sand mortar

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14 MAR 2024



		plastered.
2.	Floors and skirting	Cut size Marble.
3.	Doors	Flash Door, Sal Wood door frame with usual fittings
4.	Windows	Aluminium sliding window.
5.	Wall finish	Putty on internal walls of the flat, and weather coat on outer walls.
6.	Sanitary	Tile floor and walls up to 6 ft. high with one commode, wash basin, CP spouts and shower.
7.	Kitchen	Tile floor and tile walls up to 3 ft. high over kitchen platform, Marble kitchen desk, SS Sink and wash board, CP spouts.
8.	Staircase	Tile with one side MS grill with handrail.
9.	Electrical installation	5 light and plug (5amp) points, 1 Fan point, 1 AC point in each room and dining hall, 1 power point (15 amp) in dining hall, 1 geyser, 1 light point and 1 exhaust fan point in bath room, 2 power points (15 amp), 1 light point and 2 plug points (5 amp) in kitchen, 1 light point and 1 plug point (5 amp) in Balcony, conduit wiring with multi strand fire retardant wire, modular switches and MCB.
10.	Water supply	Municipal water supply from the overhead reservoir.

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ADDITIONAL REGISTRAR
OF ASSURANCE
14 MAR 2024



IN WITNESS WHEREOF the parties have executed and delivered this DEVELOPMENT AGREEMENT on the day, month and year first above written.

EXECUTED & DELIVERED by
the Owner and the Developer at
Kolkata in the presence of

1. Prabir Bose
6A, K.S. Roy Road.
Kolkata. 700001

Naban Kumar Chatterjee

(OWNER)

DAFFODIL REAL

2. Uttam Maji.
8/2, K.S. Roy Rd.
KN-700001.

Sla Roy

Subash Roy

Part
DAFFODIL REALT

(DEVELOPER)

Drafted by and
Prepared in my office

Anjan Biswas

(Anjan Biswas)

Advocate

Regn. No. WB/585/82

High Court Calcutta

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ADDITIONAL REGISTRATION
OF MEMBERS
14 MAR 2024

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RECEIPT

RECEIVED of and from the Purchasers the sum of ₹.6,00,000/-
(Rupees Six lakhs only) in the following mode of payments towards
within mentioned security deposit as per memo below.

MEMO

SN	Mode	Date	Bank	Amount (₹.)
	ATC Pyee Cheque NO	14.03.2024	State Bank of India	600,000.00
	974377			
TOTAL :				6,00,000.00

Nebakun Chakraborty

(Owner)

WITNESSES:

1. Prabir Bose
6A. N.S. Roy Road,
Kolkata-70001

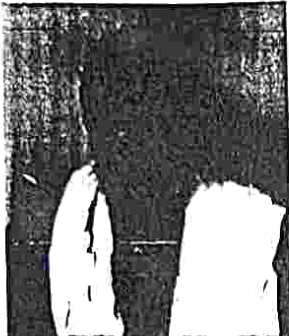
2. Alhan Maji
8/2 K.S. Roy Rd,
Kolkata-70001.

PHOTO & SIGNATURE OF THE PARTIES

TEN FINGER PRINTS MARKS OF THE PARTIES



Nickerson Charalant



DAFFODIL REALTY

Stacy Roy



Stacy Roy

LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	THUMB	INDEX	MIDDLE	RING	LITTLE



Govt. of West Bengal 54
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240420286298

GRN Details

GRN: 192023240420286298 Payment Mode: SBI Epay
GRN Date: 12/03/2024 14:50:08 Bank/Gateway: SBIEpay Payment Gateway
BRN: 2554863307323 BRN Date: 12/03/2024 14:50:17
Gateway Ref ID: IGAQZFWMJ4 Method: State Bank of India NB
GRIPS Payment ID: 120320242042028627 Payment Init. Date: 12/03/2024 14:50:08
Payment Status: Successful Payment Ref. No: 2000609387/5/2024
[Query No*/Query Year]

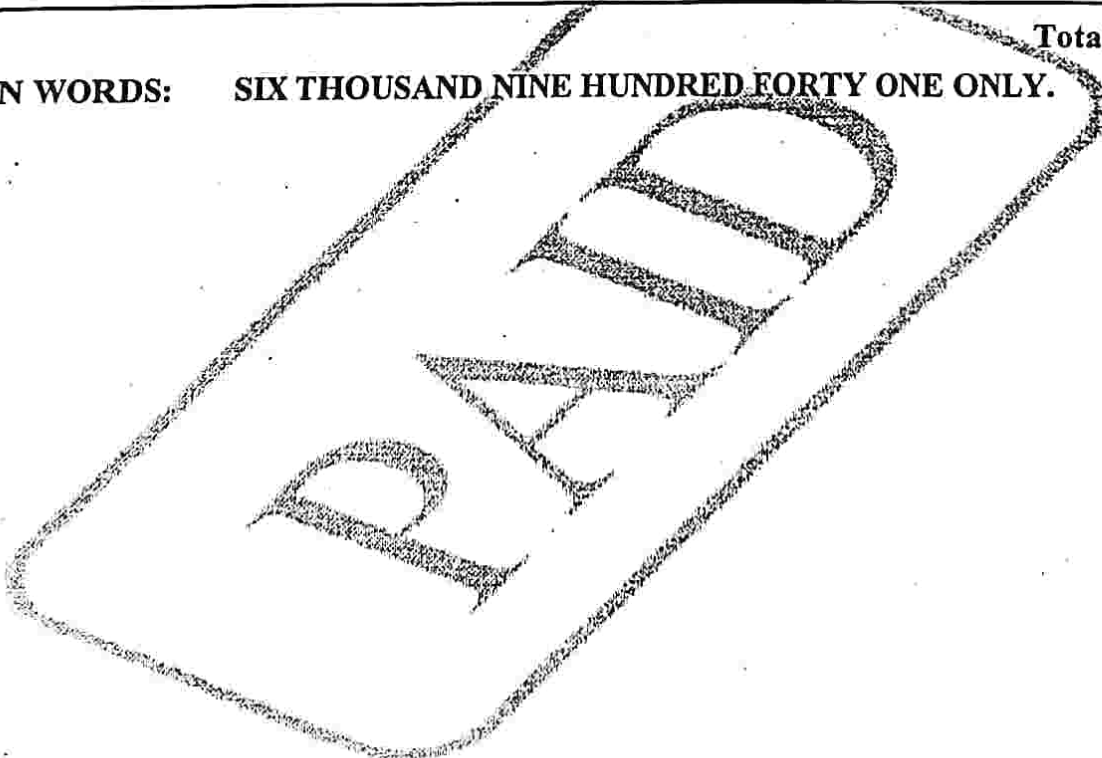
Depositor Details

Depositor's Name: Mr Prabir Bose
Address: Kolkata
Mobile: 9051956555
Period From (dd/mm/yyyy): 12/03/2024
Period To (dd/mm/yyyy): 12/03/2024
Payment Ref ID: 2000609387/5/2024
Dept Ref ID/DRN: 2000609387/5/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000609387/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2000609387/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.





Government of West Bengal **60**
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



120320242042028627

GRIPS Payment Detail

GRIPS Payment ID:	120320242042028627	Payment Init. Date:	12/03/2024 14:50:08
Total Amount:	6941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2554863307323	BRN Date:	12/03/2024 14:50:17
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

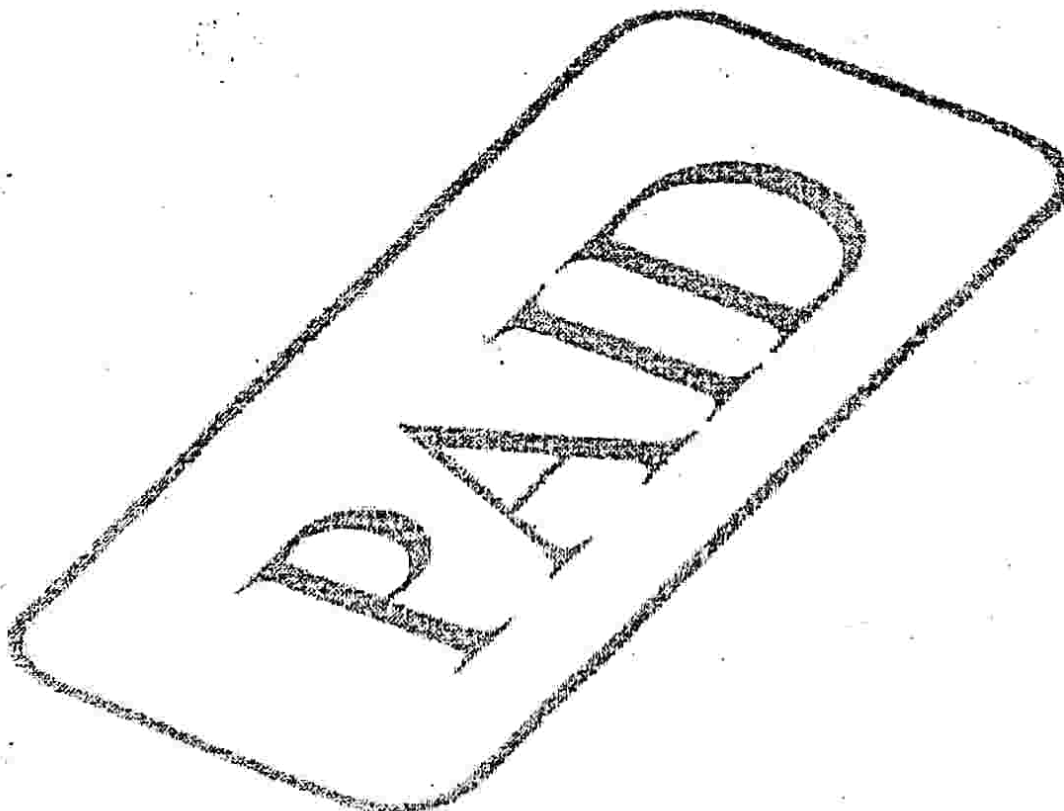
Depositor's Name: Mr Prabir Bose
Mobile: 9051956555

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240420286298	Directorate of Registration & Stamp Revenue	6941
Total			6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

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





Government of West Bengal 61
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140320242042422406

GRIPS Payment Detail

GRIPS Payment ID:	140320242042422406	Payment Init. Date:	14/03/2024 14:51:34
Total Amount:	6001	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8473723473229	BRN Date:	14/03/2024 14:51:43
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Detail

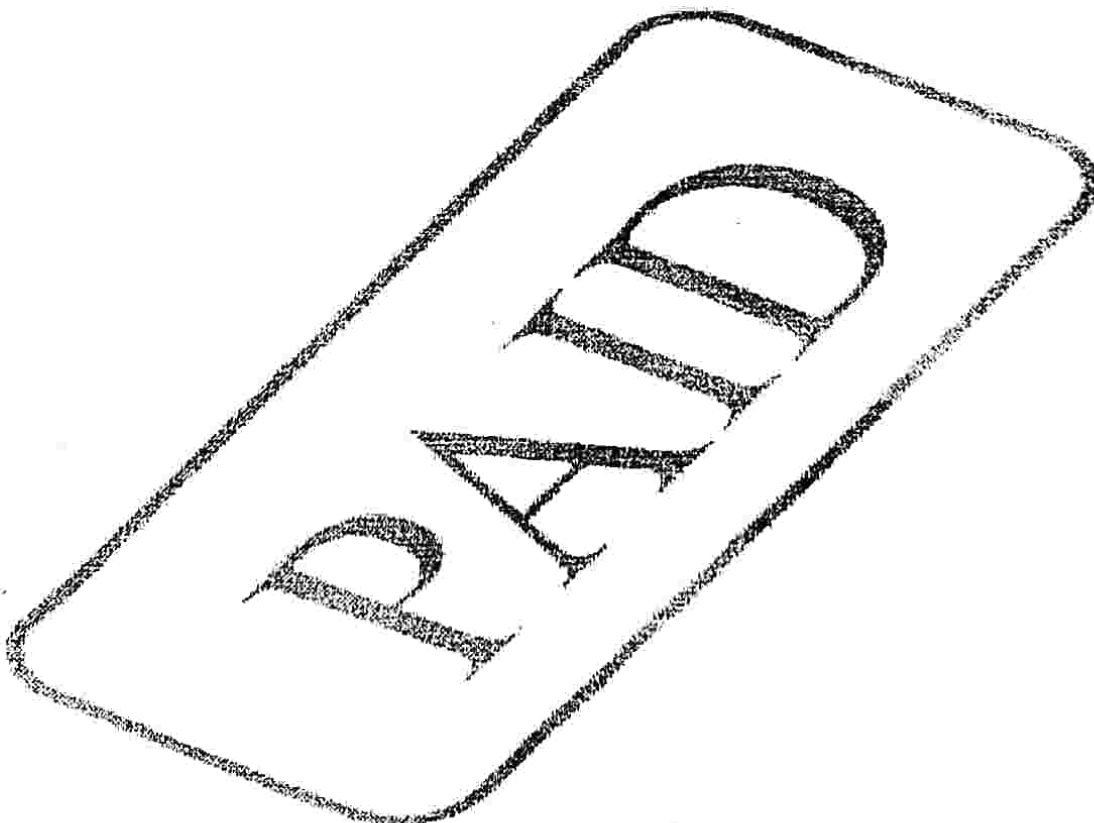
Depositor's Name: Prabir Bose
Mobile: 9836774176

Payment (GRN) Details

Sl No	GRN	Department	Amount (₹)
1	192023240424224078	Directorate of Registration & Stamp Revenue	6001
Total			6001

IN WORDS: SIX THOUSAND ONE ONLY.

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





Govt. of West Bengal 62
 Directorate of Registration & Stamp
 Revenue
 GRIPS eChallan



192023240424224078

62

GRN Details

GRN: 192023240424224078 Payment Mode: SBI Epay
 GRN Date: 14/03/2024 14:51:34 Bank/Gateway: SBIEpay Payment Gateway
 BRN: 8473723473229 BRN Date: 14/03/2024 14:51:43
 Gateway Ref ID: IGAQZMFKQ7 Method: State Bank of India NB
 GRIPS Payment ID: 140320242042422406 Payment Init. Date: 14/03/2024 14:51:34
 Payment Status: Successful Payment Ref. No: 2000609387/10/2024
 [Query No*/Query Year]

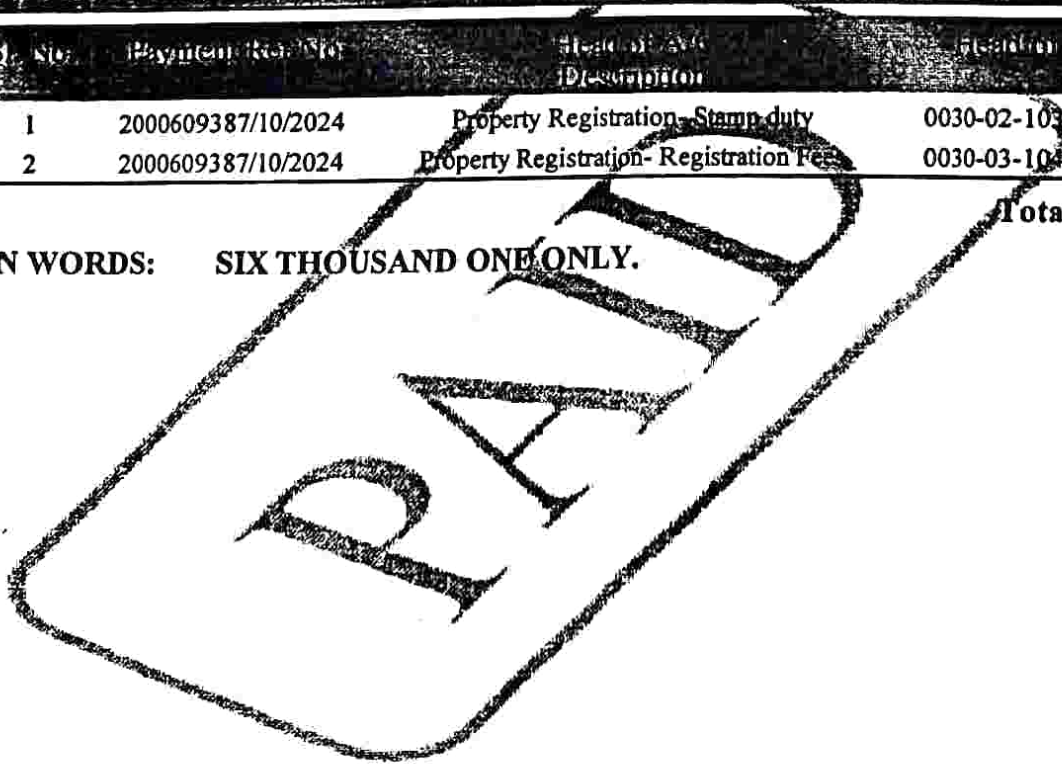
Depositor Details

Depositor's Name: Prabir Bose
 Address: Kolkata
 Mobile: 9836774176
 Depositor Status: Others
 Query No: 2000609387
 Applicant's Name: Mr Sourav Dhara
 Identification No: 2000609387/10/2024
 Remarks: Sale, Development Agreement or Construction agreement Payment No 10
 Period From (dd/mm/yyyy): 14/03/2024
 Period To (dd/mm/yyyy): 14/03/2024

Payment Details

Sl. No.	Payment Ref. No.	Head of A/c Description	Head of A/c	Amount (₹)
1	2000609387/10/2024	Property Registration- Stamp duty	0030-02-103-003-02	1 ✓
2	2000609387/10/2024	Property Registration- Registration Fee	0030-03-103-001-16	6000 ✓
Total				6001

IN WORDS: SIX THOUSAND ONE ONLY.



Major Information of the Deed



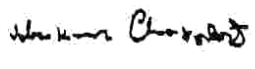
Deed No :	I-1901-02258/2024	Date of Registration	14/03/2024
Query No / Year	1901-2000609387/2024	Office where deed is registered	
Query Date	04/03/2024 7:09:09 PM	A.R.A. - I KOLKATA, District. Kolkata	
Applicant Name, Address & Other Details	Sourav Dhara 1B, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777379262, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 31,72,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,105/- (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: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 35, , Ward No: 26 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1135 (RS :-)	LR-2468	Bastu Bastu	3 Katha 8 Chatak 18 Sq Ft		31,72,502/-	Property is on Road
Grand Total :				5.8163Dec	0/-	31,72,502 /-	

Land Lord Details :






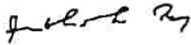
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nabo Kumar Chakraborty, (Alias: Mr Naba Kumar Chakraborty) Son of Mr Mihirlal Chakraborty Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 Captured LTI 14/03/2024	 14/03/2024

Chakrabortypara, Jagaddal, City:- , P.O:- Dakshin Jagatdal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxxx2H, Aadhaar No: 28xxxxxxxx6692, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office



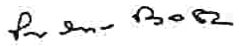
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DAFFODIL REALTY 16, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Ila Roy (Presentant) Wife of Aloke Roy Date of Execution - 14/03/2024 , , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Mar 14 2024 3:07PM LTI 14/03/2024	Signature  14/03/2024
	6, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx4L, Aadhaar No: 21xxxxxxxx0187 Status : Representative, Representative of : DAFFODIL REALTY			
2	Name Mr Subhashis Roy Son of Mr Subodh Chandra Roy Date of Execution - 14/03/2024 , , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Mar 14 2024 3:09PM LTI 14/03/2024	Signature  14/03/2024
	16, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx5K, Aadhaar No: 90xxxxxxxx4730 Status : Representative, Representative of : DAFFODIL REALTY			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prabir Bose Son of Late Harisadhan Bose 136, Benaras Road, City:- , P.O:- Salkia, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711106		 Captured 14/03/2024	 14/03/2024
Identifier Of Mr Nabo Kumar Chakraborty, Mrs Ila Roy, Mr Subhashis Roy			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Nabo Kumar Chakraborty	DAFFODIL REALTY-5.81625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 35, . Ward No: 26 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1135, LR Khatian No:- 2468	Owner: নবকুমার চক্রবর্তী, Gurdian: মিহিরলাল চক্রবর্তী, Address: চক্রবর্তীগাজা নং: জগদল, Classification: বাড, Area: 0.06000000 Acre,	Mr Nabo Kumar Chakraborty

Endorsement For Deed Number : I - 190102258 / 2024

On 14-03-2024

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

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

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

Presented for registration at 15:04 hrs on 14-03-2024, at the Office of the A.R.A. - I KOLKATA by Mrs Ila Roy ..

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,72,502/-

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

Execution is admitted on 14/03/2024 by Mr Nabo Kumar Chakraborty, Alias Mr Naba Kumar Chakraborty, Son of Mr Mihiraj Chakraborty, Chakrabortypara, Jagaddal, P.O: Dakshin Jagatdal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service

Identified by Mr Prabir Bose, , , Son of Late Harisadhan Bose, 136, Benaras Road, P.O: Salkia, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

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

Execution is admitted on 14-03-2024 by Mrs Ila Roy,

Identified by Mr Prabir Bose, , , Son of Late Harisadhan Bose, 136, Benaras Road, P.O: Salkia, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Execution is admitted on 14-03-2024 by Mr Subhashis Roy,

Identified by Mr Prabir Bose, , , Son of Late Harisadhan Bose, 136, Benaras Road, P.O: Salkia, Thana: Shibpur, . Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,105.00/- (B = Rs 6,000.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 2:50PM with Govt. Ref. No: 192023240420286298 on 12-03-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 2554863307323 on 12-03-2024, Head of Account 0030-03-104-001-16

Online on 14/03/2024 2:51PM with Govt. Ref. No: 192023240424224078 on 14-03-2024, Amount Rs: 6,000/-, Bank: SBI EPay (SBlePay), Ref. No. 8473723473229 on 14-03-2024, 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 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 168308, Amount: Rs.100.00/-, Date of Purchase: 26/02/2024, Vendor name: S DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 2:50PM with Govt. Ref. No: 192023240420286298 on 12-03-2024, Amount Rs: 6,920/-, Bank: SBI EPay (SBlePay), Ref. No. 2554863307323 on 12-03-2024, Head of Account 0030-02-103-003-02

Online on 14/03/2024 2:51PM with Govt. Ref. No: 192023240424224078 on 14-03-2024, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 8473723473229 on 14-03-2024, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
 ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - I KOLKATA
 Kolkata, West Bengal

67

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 89549 to 89582

being No 190102258 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.03.23 16:04:03 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 23/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.