

10/5094/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 842577

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

District Sub-Registrar-IV
 Registrar (25/7/13) of
 Registration 1608
 Alipore, South 24 Parganas

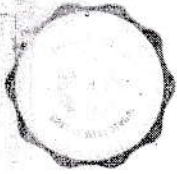
01 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 8th day of December 2023

BETWEEN

Balaram Das
 BALARAM DAS sole proprietor of
 M/s ASHIRBAD CONSTRUCTION
 and also constituted attorney of
 Uttam Manna alias Uttam Kumar Manna



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



071220232031021670

GRIPS Payment Detail

GRIPS Payment ID:	071220232031021670	Payment Init. Date:	07/12/2023 09:19:27
Total Amount:	20042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1903644016823	BRN Date:	07/12/2023 09:20:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SURAJIT DAS
Mobile: 8017674077

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192023240310216728	Directorate of Registration & Stamp Revenue	20042
Total			20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

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

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



192023240310216728

GRN Details

GRN: 192023240310216728 Payment Mode: SBI Epay
GRN Date: 07/12/2023 09:19:27 Bank/Gateway: SBIEPay Payment Gateway
BRN: 1903644016823 BRN Date: 07/12/2023 09:20:09
Gateway Ref ID: CH04141948 Method: State Bank of India NB
GRIPS Payment ID: 071220232031021670 Payment Init. Date: 07/12/2023 09:19:27
Payment Status: Successful Payment Ref. No: 2002936724/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SURAJIT DAS
Address: C 9 RABINDRA PALLY KOLKATA 8
Mobile: 8017674077
E-Mail: dassurajit02@gmail.com
Period From (dd/mm/yyyy): 07/12/2023
Period To (dd/mm/yyyy): 07/12/2023
Payment Ref ID: 2002936724/2/2023
Dept Ref ID/DRN: 2002936724/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002936724/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002936724/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

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SRI UTTAM MANNA alias UTTAM KUMAR MANNA, son of Late Krishna Chandra Manna, by faith Hindu, by nationality – Indian, by occupation - Business, having his personal Income Tax Permanent Account No. BUKPM0787M, and Aadhaar No. 3432 5809 3970, residing at Brahmapur, Mali Para, Post Office – Brahmapur, Police Station – Bansdrani, Kolkata – 700 096, District – 24 Parganas (South), and, hereinafter referred to as the **LANDLORD** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, attorneys, assigns and legal representatives) of the **FIRST PART**.

--- AND ---

M/S. ASHIRBAD CONSTRUCTION, a proprietorship firm, having its Income Tax Permanent Account No. ADUPD8874G, and having its registered office at C/45/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), duly represented by its sole proprietor **Sri Balaram Das**, son of Late Amulya Chandra Das, by faith – Hindu, by nationality – Indian, by occupation – Business, having his personal Income Tax **Permanent Account No. ADUPD8874G** and Aadhaar No. **5899 0052 4676**, residing at C/9, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), hereinafter referred as **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, attorneys, assigns and legal representatives) of the **SECOND PART**.



BALARAM DAS sole proprietor of
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WHEREAS one **Sri Krishna Chandra Manna**, son of Late Bihari Lal Manna purchased a demarcated plot of land admeasuring an area of :-

15 Sataks under Dag No. 979

13 Sataks under Dag No. 981

03 Sataks under Dag No. 565

31 Sataks under Khatian No. 1096, Mouza Brahmapur, Parganas

Magura from the erstwhile owner **Sri Santi Charan Das** by virtue of registered Deed of Conveyance

AND WHEREAS the said **Deed of Conveyance** was registered on February 19, 1973 in the office of the Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 9, Page Nos. 264 to 269, Being No. 852 for the year 1973.

AND WHEREAS thereafter, **Sri Krishna Chandra Manna**, son of Late Bihari Lal Manna purchased another plot of land admeasuring an area of more or less **2.5 Sataks** equivalent to **1 Cottah 8 Chhitaks** comprise under Dag No. 979/1242, Khatian No. 3, Mouza – Brahmapur, J. L No. 48, Revisional Settlement No. 176, Touzi No. 14, Pargana – Magura, District – 24 Parganas (South) from the erstwhile owner **Sri Madhav Chandra Chatterjee** by virtue of a registered Deed of Conveyance.

AND WHEREAS the said **Deed of Conveyance** was registered on May 15, 1981 in the office of the District Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 289, Page Nos. 211 to 213, Being No. 8651 for the year 1981.

AND WHEREAS by virtue of the aforesaid two Deeds **Sri Krishna Chandra Manna**

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became the sole and absolute owner in respect of $(31+2.5) = 33.5$ **Sataks** equivalent to 1 Bigha 3 Chhitaks 37.5 Square Feet, land.

AND WHEREAS while enjoying the property Sri Krishna Chandra Manna executed a registered Deed of Settlement on August 8, 1988 in favour of his three sons Sri Dilip Manna, Sri Pradip Manna and Sri Uttam Manna alias Uttam Kumar Manna.

AND WHEREAS the said **Deed of Settlement** was registered in the office of the Additional District Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 47, Page Nos. 365 to 374, Being No. 2306 for the year 1988.

AND WHEREAS in the aforesaid Deed of Settlement it was clearly stated by Sri Krishna Chandra Manna that his daughter Sm. Madhabi Manna will not be entitled to get any portion of share in the aforesaid property. It was further clearly stated in the Deed of Settlement that during the lifetime of Sri Krishna Chandra Manna and his wife Smt. Nibha Rani Manna none of his sons will be entitled to create any third party interest in respect of their individual demarcated share.

AND WHEREAS as per the terms of the registered Deed of Settlement dated August 8, 1988 Sri Uttam Manna alias Uttam Kumar Manna is entitled to get a demarcated plot of land on the western side of Dag Nos. 979/1242, 979, 981, 565; Khatian Nos. 3, 1096, Mouza – Brahmapur, admeasuring an area of **11.28 Sataks** equivalent to 6 Cottahs 13 Chhitaks 1.8 Square Feet land.

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AND WHEREAS subsequent thereto Sri Krishna Chandra Manna died testate on May 24, 1993 and Smt. Nibha Rani Manna also died on December 17, 2017. Thus Sri Dilip Manna, Sri Pradip Manna and Sri Uttam Manna alias Uttam Kumar Manna became the absolute owner in respect of their individual plot of land.

AND WHEREAS thereafter, Sri Uttam Manna alias Uttam Kumar Manna mutated his name in the records of the Block Land and Land Reforms Officer in respect of his 6 Cottahs 13 Chhitaks 1.8 Square Feet land. His name was recorded under L. R Dag Nos. 979, 979/1242, 981, L. R Khatian No. 2498, Mouza – Brahmapur, J. L No. 48, Police Station – Regent Park, Classification of Land – Bastu.

AND WHEREAS while enjoying the property Sri Uttam Manna alias Uttam Kumar Manna constructed a brick built, tile shed residential structure measuring about 500 Square Feet on the entire plot of land morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to

AND WHEREAS thereafter Sri Uttam Manna alias Uttam Kumar Manna mutated his name in the Assessment Roll of the Kolkata Municipal Corporation against the Assessee No. 31-111-16-0159-1 and started paying the rates and taxes regularly. However the property was numbered as municipal premises no. 159 Panchanantala, Post Office - Brahmapur, Police Station – Bansdroni (previously Regent Park), Kolkata – 700 096, District – 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 111.

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AND WHEREAS while enjoying the property Sri Uttam Manna alias Uttam Kumar Manna became desirous to construct a multistoried building on the entire First Schedule property but due to lack of experience in the field of real estate and due to insufficient fund Sri Uttam Manna alias Uttam Kumar Manna, the landlord herein, approached M/s. Ashirbad Construction, a proprietorship firm, duly represent by its sole proprietor Sri Balaram Das, son of Late Amulya Chandra Das for constructing a multi-storied building.

AND WHEREAS Sri Uttam Manna alias Uttam Kumar Manna, *the Landlord* herein and M/s. Ashirbad Construction, *the Developer* herein jointly agreed to write down the terms and conditions on which the development process will continue.

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

ARTICLE - I : DEFINITIONS

❖ **OWNER :** Sri Uttam Manna alias Uttam Kumar Manna, son of Late Krishna Chandra Manna, residing at Brahmapur, Mali Para, Post Office – Brahmapur, Police Station – Bansdrani, Kolkata – 700 096, District – 24 Parganas (South), hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deem to mean and include his heirs, successors, executors, administrators, attorneys, assigns and legal representatives)

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❖ **PROMOTER/DEVELOPER** : The promoter/developer shall mean **M/S. ASHIRBAD CONSTRUCTION**, a proprietorship firm, having its registered office at C/45/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), duly represented by its sole proprietor **Sri Balaram Das**, son of Late Amulya Chandra Das, residing at C/9, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), hereinafter referred as **PROMOTER/DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, attorneys, assigns and legal representatives).

❖ **ADVOCATE/SOLICITOR** : The Advocate/Solicitor shall mean **M/s. DUTTA & ASSOCIATES**, a law firm, duly represented by **Sri Anirban Dutta**, Advocate, having its **registered office** at D/71, Ramgarh, Post Office – Naktala, Kolkata – 700 047.

❖ **ARCHITECT** : The Architect shall mean the architect or the firm of the architect, who will prepare the building plan and design and will get it sanctioned from the Building Department, Kolkata Municipal Corporation.

❖ **COMMON EXPENSES** : Common expenses shall mean and include all the expenses to be incurred by the Unit Owners for the management and maintenance of the new building and the new premises.



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- ❖ **COMMON PORTIONS** : Common portions shall mean all the common areas and installations to comprise in the new building and the premises, after the development including staircases, lobbies, passages, pathways, boundary, walls, roof, lift, service areas etc.
- ❖ **CORPORATION** : The Corporation shall mean the Kolkata Municipal Corporation and shall include the Kolkata Metropolitan Development Authority, which may recommend or comment upon, approve and/or sanction the plans for the building.
- ❖ **COVERED AREA** : Covered area shall mean and include the entire covered area, as may be sanctioned by the Kolkata Municipal Corporation and shall include the plinth area of the units, including the plinth area of the bathroom, balconies and terrace, appurtenant thereto and also the thickness of external and internal walls and pillars and the area of the common portions **PROVIDED THAT** if any wall be common between two units then $\frac{1}{2}$ (one half) portion of the said wall shall be included in such unit.
- ❖ **LAND** : Land shall mean and include homestead land measuring about more or less **6 Cottahs 13 Chhitaks 1.8 Square Feet**, comprised under L. R Dag Nos. 979, 979/1242, 981, L. R Khatian No. 2498, Mouza – Brahmapur, J. L No. 48, lying and situate at municipal premises no. 159, Panchanantala, Post Office - Brahmapur, Police Station – Bansdrani (previously Regent Park), Kolkata – 700 096, District – 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, **Ward No. 111.**

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❖ **NEW BUILDING** : The new building shall mean the newly constructed multi-storied building to be constructed on the aforesaid premises by the developer herein.

❖ **PREMISES** : The premises shall mean municipal premises no. 159, Panchanantala, Post Office - Brahmapur, Police Station - Bansdrani, Kolkata -- 700 096, District - 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 111, morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to and shall also include the land, and other structure or structures standing thereon and/or whatever the context permits.

❖ **OWNER ALLOCATION** : The owner will entitled to get his share in the following manner :


the owner will get the **entire first floor** of the building consisting of **4 self contained residential flats** and will get **1 self contained residential flat** on the **south-eastern side** of the **third floor** of the building, **ALONGWITH 45% Floor Area Ratio** of the ground floor of the newly constructed G+3 storied building and a **refundable amount** of **Rs. 15,00,000/- (Rupees Fifteen Lakhs)** only will be paid by the developer to the landlord at the time of execution and registration of this development agreement **TOGETHER WITH** the proportionate share in the land underneath and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the newly constructed G+3 storied building, the same will be treated as the owner's allocation.

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- ❖ **DEVELOPER'S ALLOCATION :** The developer will be entitled to get all the remaining areas (after owner allocation) including flats in all the floors, car-parking spaces **TOGETHER WITH** the proportionate share in the land and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the new building.
- ❖ **PROJECT :** The project shall mean the work of development and the work undertaken to be done by the developer in pursuance of this agreement till completion of the development of the G+3 storied building on the First Schedule property, and the possession of the completed units is taken over by the unit owners.
- ❖ **PROPORTIONATE SHARE :** With all its cognate variations shall mean such ratio, in which the covered area of any unit or units be in relation to the covered area of all the units in the new building shall be distributed amongst the unit owners.
- ❖ **UNIT :** The unit shall mean all the flats or residential area, covered area, in the new building which is capable of being exclusively owned, used and/or enjoyed by any unit owners and which is not the common portion.
- ❖ **UNIT OWNER :** The unit owner shall mean and include any person who acquires, holds and/or owns any unit in the new building and that shall include the land owner and the developer, for the unit held by them, from time to time.

ARTICLE - II

- THE OWNER HAD REPRESENTED TO THE DEVELOPER AS FOLLOWS :


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1. The owner is the absolute owner in respect of the municipal premises no. 159, Panchanantala Post Office - Brahmapur, Police Station - Bansdroni (previously Regent Park), Kolkata - 700 096, District - 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 111, morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to.

2. No person other than the owner has any right, title or any interest, of any nature whatsoever, in the aforesaid premises or any part thereof.

3. The right, title and interest of the owner of the abovementioned premises are free from all encumbrances whatsoever and the owner has a good and marketable title thereto.

4. There are no Thika Tenants on the premises and the owner has not received any notice regarding any such claim or proceeding.

5. No part of the premises have been or is liable to be acquired under the Urban Land Ceiling and Regulation Act, 1976 and/or under any other law for the time being in force and no proceedings have been initiated or pending in respect thereof. The owner shall have no difficulty in obtaining all requisite clearances and permissions from the Land Ceiling Authorities for the development of the premises in the manner envisaged hereunder.

6. The premises or any part thereof is at present not affected by any acquisition or



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requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the owner.

7. Neither the premises nor any part thereof have been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income-Tax, Revenue or any other Public Demand.

8. The owner not in any way dealt with the premises 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.

9. There are no Wakfs, Tombs, Mosques, Burial grounds and/or any charge or encumbrance relating to or on the premises or any part thereof.

10. The owner is fully and sufficiently entitled to enter into this development agreement.

The representations of the owner mentioned hereinabove and hereafter called "the SAID REPRESENTATION" and the owner confirmed that the Said Representation are true and correct, relying on the said representation, the developer has agreed to develop the premises, and agreed to complete the project, and will do the works on the terms mentioned hereunder:



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ARTICLE - III
NOW IT IS HEREBY AGREED AND DECLARED :

The owner has appointed the aforesaid real-estate firm **M/S. ASHIRBAD CONSTRUCTION**, a proprietorship firm, and having its registered office at C/45/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), duly represented by its proprietor **Sri Balaram Das**, son of Late Amulya Chandra Das, residing at C/9, Rabindra Pally, Post Office – Baghajatin Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), hereinafter referred as **PROMOTER/DEVELOPER**, to develop the land measuring about more or less, an area of **6 Cottahs 13 Chhitaks 1.8 Square Feet**, comprised under L. R. Dag Nos. 979, 979/1242, 981, L. R. Khatian No. 2498, Mouza – Brahmapur, J. L. No. 48, lying and situate at municipal premises no. 159, Panchanantala, Post Office - Brahmapur, Police Station – Banskroni (previously Regent Park), Kolkata – 700 096, District – 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, **Ward No. 111**, morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to, and the aforesaid developer has accepted such appointment on the terms and conditions hereunder contained.

2. The developer will complete the building within a period of **18 months**, from the date of sanction of the building plan by the Kolkata Municipal Corporation, Building Department, and will hand over the owner's allocation to the owner, and he will also be entitled sell the flats and the car parking spaces, from the developer's allocation.

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The construction of the premises will be carried out in the following manner :

The developer will construct a G+3 storied building on the land measuring about more or less 6 Cottahs 13 Chhitaks 1.8 Square Feet, comprised under L. R Dag Nos 979, 979/1242, 981, L. R Khatian No. 2498, Mouza – Brahmapur, J. I. No. 48, and situate at municipal premises no. 159, Panchanantala, Post Office - Brahmapur, Police Station – Bansdrani (previously Regent Park), Kolkata – 700 096, District – 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 111, morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to.

The owner is entitled to his share in the following manners :

the owner will get the **entire first floor** of the building consisting of **4 self contained residential flats** and will get **1 self contained residential flat** on the **south-eastern side** of the **third floor** of the building, **ALONGWITH 45% Floor Area Ratio** of the ground floor of the newly constructed G+3 storied building and a **refundable amount** of Rs. 15,00,000/- (Rupees **Fifteen Lakhs**) only will be paid by the developer to the landlord at the time of execution and registration of this development agreement **TOGETHER WITH** the proportionate share in the land underneath and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the newly constructed G+3 storied building the same will be treated as the owner's allocation.

The developer will be entitled to get all the remaining areas including flats in all the floors, car-parking spaces, on the ground floor, (except the owner allocations)


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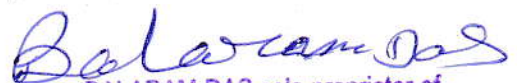
TOGETHER WITH the proportionate share in the land and the common portions of the newly constructed building and shall include proportionate percentage of undivided share of the roof and/or terrace of the new building.

Immediately after the execution hereof, the owner will hand over all the original documents relating to title of the First Schedule property and the other papers relating to it as are in his custody, against accountable receipts. However, after transferring all the flats and car parking spaces from the developer's allocation the developer will return all the original papers and documents to the landlord.

Thereafter, the owner shall allow the developer and/or his men, and agent or agents to enter upon the premises and do the soil testing, survey and all other preparatory works as may be necessary for the purpose of completion of the new building, at the costs of the developer.

The developer shall be entitled to hold and remain in possession of the aforesaid premises for performance of this agreement, during the entire **18 months** from the date of sanction of the building plan by the Kolkata Municipal Corporation, Building Department or until completion of development work, whichever is earlier, time is the essence of this contract.

SUBJECT TO the owner meeting his obligations herein mentioned, the owner shall deliver the vacant possession of the property to the developer, and the developer shall commence the project from the date of sanction of the building plan, by the Kolkata Municipal Corporation, Building Department.


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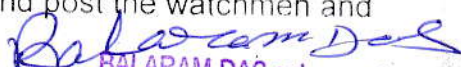
SUBJECT TO *force majeure* and reasons beyond the control of the developer, the developer shall be provided **additional 3 months** time to complete the project after a period of 18 months from the date of commencement of the development work on the entirety of the First Schedule property, at his own costs and expenses, by constructing the G+3 storied building and shall deliver possession of the entire owner's allocation to the owner, as per the particulars mentioned in the **SECOND SCHEDULE** hereto, with such reasonable changes as may be advised by the architect SUBJECT TO owner meets his obligations hereunder.

The new building shall be used for residential purposes.

That after completion of the new building the developer will apply for 'Completion Certificate' before the Kolkata Municipal Corporation, Building Department and will handover the copy of the 'Completion Certificate' to the landlord.

4. In case the developer fails to deliver possession of the entire owner's allocation within the stipulated period mentioned hereinabove, then and in such event an extension of a maximum period of **3 months** shall be granted to the developer by the owner.

5. The developer shall be entitled to occupy and use the entirety of the premises SUBJECT TO the terms of this agreement, for the entire duration of the project. The developer shall be entitled to use ~~the~~ premises for setting up a temporary site office and/or rooms for their watchmen and guard and other staff and shall further be entitled to put up boards and signs advertising the project and post the watchmen and


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ward staff. It is clarified that at any time after the execution and registration of this development agreement the owner shall permit the developer to enter into the premises for survey the same, for soil testing, and all other incidental works.

6. That the plans of the newly constructed G+3 storied building which includes the drawings, designs, elevations and specifications as are prepared by the architects, including variations/modifications therein.

7. The developer shall be at liberty to do all works as be required for the project and to utilize the existing water, and electricity connections in the premises, at their own costs and expenses. The developer shall have the right to obtain temporary connection of water/electricity, if required, for the project and the owner shall sign and execute all papers and documents relating to the same, if needed for the same.

8. The developer shall have the liberty to utilize the debris available on the building site, and/or the proceeds thereof for the construction of the new building.

9. All costs, charges and expenses for preparation of the plans and construction of the new G+3 storied building and/or development of the premises, save as otherwise mentioned herein, shall be borne and paid by the developer, exclusively.

10. The owner will be entitled to get his share in the following manner :

the owner will get the **entire first floor** of the building consisting of **4 self contained**

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residential flats and will get 1 self contained residential flat on the south-eastern side of the third floor of the building, ALONGWITH 45% Floor Area Ratio of the ground floor of the newly constructed G+3 storied building and a refundable amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only will be paid by the developer to the landlord at the time of execution and registration of this development agreement TOGETHER WITH the proportionate share in the land underneath and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the newly constructed G+3 storied building, the same will be treated as the owner's allocation.

11. The parties hereto shall be equally entitled to use the entire roof and/or terrace of the newly constructed G+3 storied building and shall maintain the same at their own costs and expenses.

ARTICLE - IV
IT IS FURTHER CLARIFIED AS FOLLOWS :

1. The developer shall provide electricity connection for the entire new G+3 storied building including the owner allocation and the owner and/or his nominees shall reimburse the developer, proportionately, the total amount of deposits and expenses as may be required to obtain the electricity from C.E.S.C. Limited, W.B.S.E.D.C.L. or otherwise

2. Upon completion of the new building and/or floors therein, from time to time,

the developer shall maintain and manage the same in accordance with such rules as may be framed in conformity with Law and other buildings containing ownership flats. The developer and the owner and/or the transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance of the new building.

3. That after completion of the project, the unit owner to the extent of their respective areas will pay Re. 1/- (Rupee One) only per square feet as maintenance charges to the keep the premises clean, on the 1st day of every following english calendar month

4. If so required by the developer the owner shall join and/or cause such person or persons as may be necessary to join as confirming parties in any documents, conveyances and/or any other documents of transfer so that the developer may enter into agreement with any person who desires to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owner's allocation

5. The new building shall have such name as be decided by the developer said name shall be prominently displayed at the site and on the new building, when completed.

6. The developer shall be entitled to utilize the debris available on the site and/or the proceeds thereof for the construction of the new building.



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Uttam Manna alias Uttam Kumar Manna

7 Simultaneously with the execution hereof, the owner has granted the developer a Development Power of Attorney authorizing the developer to do all acts as be necessary for the project and/or in pursuance hereof and/or on behalf of the owner. However, the owner shall, from time to time, grant such further powers or authorities to the developer and/or his nominees, concerning the project for the developer's doing the various works envisaged hereunder, including entering into agreements for sale, executing deed of conveyance, in respect of the constructed area of the new G+3 storied building and/or other portions thereof (excluding the owner allocation) and receiving all the considerations in pursuance thereof ;

8 The powers and/or authorities granted as aforesaid shall remain irrevocable during the subsistence of the project.

9 The developer shall be exclusively entitled to the developer's allocation in the newly constructed G+3 storied building which is the rest of the constructed space in the premises, after providing the owner allocation, with exclusive rights to enter into agreement for sale or any other transfer with the person or persons of his choice without further consent from the owner and to deal with the same without any right, claim or interest of the owner. Similarly the owner shall have similar right to enter into agreement for sale or any other transfer of his flat/car parking space allotted as per the Development Agreement.

10 The owner will give such co-operation to the developer and sign such papers,


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confirmations, and/or authorities as may be reasonably required by the developer, from time to time, for the project, at the costs and expenses of the developer.

11. Save as mentioned herein, in case any outgoing or encumbrances be found on the premises till the date of commencement of the project in terms hereof, then and in such event, the owners shall be liable to remove the same at their own costs. In case the owner does not, then the developer shall be entitled to do so and recover the costs from the owners.

12. It has been agreed by and between the developer and the landlord that the due Kolkata Municipal Corporation Taxes and due GR Amount will be paid by the landlord and the developer in equal share.

13. That if transformer is required for the building in that event the cost of the transformer and other incidental related expenses of the electric supply, will be borne by the developer and the landlord at a ratio of 60:40.

14. Save and except the due Kolkata Municipal Corporation Taxes and the Cost of the Transformer and other incidental related expenses of the electric supply, will be shared by the landlord at an agreed terms and no other expenses will be shared by the landlord.

15. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to



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arbitration. Sri **Srinjay Sengupta**, Advocate, High Court Calcutta, having its chamber at 29, Manoharpukur Road, Police Station – Lake, Kolkata – 700 029 shall be appointed as the sole arbitrator. If both the parties failed to mutually accept him, in that event 2 arbitrators will be appointed, one to be appointed by each of the parties. The arbitrators will be entitled to appoint an Umpire. Such arbitration proceedings shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996. Both the parties will jointly bear the fees of the arbitrator or umpire as the case may be.

FIRST SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of bastu land, measuring about an area of more or less **6 Cottahs 13 Chhitaks 1.8 Square Feet** TOGETHERWITH a brick built, tile shed residential structure, measuring about **500 Square Feet** comprised under L. R Dag Nos. 979, 979/1242, 981, L. R Khatian No. 2498, Mouza – Brahmapur, J. L No. 48, lying and situate at municipal premises no. 159, Panchanantala, Post Office - Brahmapur, Police Station – Bansdroni (previously Regent Park), Kolkata – 700 096, District – 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, **Ward No. 111**. The Property is butted and bounded as follows :

On the North	:	17' 6" wide K. M. C. Road (Average)
On the East	:	Land of Sri Rajkumar Chetia
On the South	:	Land of Sri Phani Bhusan Bhattacharya
On the West	:	Land of Sri Kanu Majhi

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SECOND SCHEDULE OF THE PROPERTY
(Owners Allocation)

The owners will be entitled to get his share in the following manner :

the owner will get the **entire first floor** of the building consisting of **4 self contained residential flats** and will get **1 self contained residential flat** on the **south-eastern side of the third floor** of the building, **ALONGWITH 45% Floor Area Ratio** of the **ground floor** of the newly constructed G+3 storied building and a **refundable amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs)** only will be paid by the developer to the landlord at the time of execution and registration of this development agreement **TOGETHER WITH** the proportionate share in the land underneath and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the newly constructed G+3 storied building, the same will be treated as the owner's allocation.

THIRD SCHEDULE OF THE PROPERTY
(Developer's Allocation)

ALL THAT the developer will be entitled to get all the remaining areas (after owner's allocation) including flats in all the floors, car-parking spaces, **TOGETHER WITH** the proportionate share in the land and the common portions of the newly constructed G+3 storied building and shall include proportionate percentage of undivided share of the roof and/or terrace of the new building

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FOURTH SCHEDULE OF THE PROPERTY
(common areas and facilities)

1. Open path and passages surrounding the building.
2. Space for water pump with motor and underground water reservoir and/or over head tank on the roof.
3. Staircase leading from the ground floor to the roof of the building and landings of the staircase.
4. Common user of roof.
5. Drains, sewerages and pipes from the building to the municipal ducts.
6. Water pump with motor and water distribution pipes.
7. Electrical wiring, fittings and other accessories for lighting for the staircase and other common areas.
8. Common electric meter and meter spaces.
9. Common user of the main entrances gate of the building.
10. Compound walls of the building.
11. Septic Tank.
12. Elevator for the building alongwith Elevator Room.

FIFTH SCHEDULE OF THE PROPERTY
(Specification of construction)

Construction : The building is designed on R.C.C. frames structure

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- Walls** : All external walls will of 8" and the internal wall will be of 5" thickness with content plaster
- Doors, Frames & Windows** :
- i) all door frames are of Malaysia Sal Wood
 - ii) Main entrance door is of flash wooden door
 - iii) other doors of the flat are of commercial flash doors, all the doors of the flat will be pasted with door skin from 1 side.
 - iv) 6" aluminum chhitkani will be fixed on each and every doors of the flat.
 - v) hash bolts and handles will be fixed on each and every doors of the flat.
 - vi) windows of the flat are of M. S. Grill with aluminum channels with glass.
- Grills** : Window grill will be of ½" thick iron strip.
- Flooring & Skirting** : Floors of all the rooms and verandah will be finished with good quality vitrified tiles and the skirting of the all the rooms will be of 4" height.

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Plaster

Cement plaster to be done by medium course sand and for outer wall and inner wall ratio of cement and sand will be 5:1 and for ceiling plaster will be of 4:1. The outside walls of the entire building will have ¾" (average) thick plaster whereas inside walls and ceilings will have ½" (average) thick plaster.

White Wash & Colour Wash : The external walls of the entire building will be painted with weather coat paint and only the stair case of the building will be painted with Snowcem, and the flats will be finished with wall putty.

Kitchen :

- i) Cooking platform are of 20" Black Stone.
- ii) the kitchen will have one sink with tap.
- iii) upto window height wall tiles will be fitted from the top of the kitchen platform.

Toilets :

- i) one white porcelain western commode, with Cistern and commode shower alongwith water tap
- ii) one shower
- iii) one tap
- iv) concealed lines are of P.V.C. pipes
- v) one basin with beep cock

- vi) tiles fittings upto 6' 6" feet height in the wall of the bathroom.
- vii) hot and cold water supply line in the common bathroom

Sanitary & Plumbing : Standard sanitary fittings and fixture including G.I./P.V.C pipes will be provided

Water Supply : Water will be provided in each floor of the new building through supply line from overhead/underground tank/reservoir. Electrical Pump with motor will be installed at the ground floor of the building to supply water to the overhead/underground tank/reservoir.

Electrification : All the internal and outside main line wiring shall be concealed and shall be of Finolex wire and all the switches and boards will be of modular finish, there will be

- i) two light points, one fan point and one plug point in each bed rooms and one point of air condition in one bed room.
- ii) two light points, one fan point and 15 Amp. plug point in drawing cum dining room
- iii) one light point, one geyser point and one exhaust

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fan point in toilet,

- iv) one light point, and one exhaust fan point in kitchen
- v) one light point in verandah.


Stair Case : R. C. C. steel will be used in the stair case, the light and ventilation will be provided as per the design.

Roof : Proper water proofing treatment will be used in the roof of the building. PVC pipes will be used for proper draining out of the rain water from the roof.

Elevator : good quality passenger elevator will be installed in the building, for common uses

Grills : M.S. Grills Doors/Gates will be provided at the main Entrance of the building.

Any Further Work : For any further work inside the floor area the unit owners will have to pay extra amount according to the work or as demanded by the promoter/developer.


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

SIGNED, SEAL AND DELIVERED

at Kolkata in presence of

WITNESSES

1. Anirban S. Dutta
723 - Nishitraghata, Patuli
Ghosh Pann, KOL-700099
P. S. Patuli

Uttam Manna
OWNER/LANDLORD

2. Sadip Barman
Band Nagar, Pasa
KOL-700154

Ashirbad Constructor
Balaram Das
Proprietor

DEVELOPER/PROMOTER

Drafted by me as per the
Instructions of my client :

Anirban S. Dutta
Anirban Dutta
Advocate

High Court, Calcutta

C/o.  DUTTA & ASSOCIATES
Advocates & Consultants

Office Address - D/71, Ramgarh, Post Office -
Naktala, Kolkata - 700 047

Phone Nos. (+91)(033) 2429 0003
(+91)(0) 98367 57495
(+91)(0) 92394 05484
(+91)(0) 70035 39430

Enrolment No. F/1221/2008 // WB/223/2009

Website : www.duttaandassociates.com

Balaram Das

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MEMO OF CONSIDERATION

I, Uttam Manna alias Uttam Kumar Manna, received an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only a refundable amount from M/S. ASHIRBAD CONSTRUCTION, a proprietorship firm, having its registered office at C/45/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – 24 Parganas (South), in the following manner :

<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
954348	08/12/2023	Punjab National Bank	Rs. 15,00,000/-
			<u>Rs. 15,00,000/-</u>

WITNESSES

1. *Andrey - Anba*

2. *Sandip Ghosh*

Uttam Manna
 OWNER/LANLORD

Balaram Das

BALARAM DAS sole proprietor of
 M/s ASHIRBAD CONSTRUCTION
 and also constituted attorney of
 Uttam Manna alias Uttam Kumar Manna

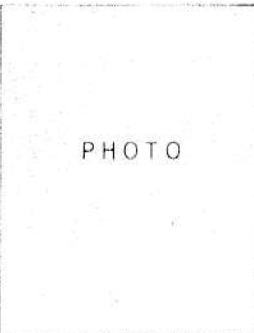
SPECIMEN FORM FOR TEN FINGERPRINTS



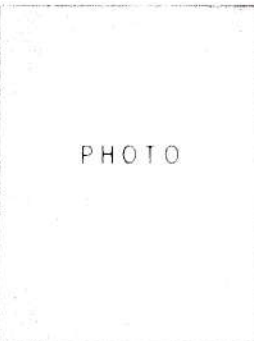
<i>Uttam Mantra</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Balaram Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
			<i>Balaram Das</i>			



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002936724/2023	Office where deed will be registered
Query Date	29/11/2023 5:56:27 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DUTTA AND ASSOCIATES D/71, Ramgarh, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, Mobile No : 9836757495, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 15,00,000/-]	
Set Forth value	Market Value	
Rs. 62,75,548/-	Rs. 62,75,548/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article 48(g))	Rs. 15,021/- (Article.E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, Premises No: 159, Ward No: 111, Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	(RS -)		Bastu		6 Katha 13 Chatak 1.8 Sq Ft	60,50,548/-	60,50,548/-	Width of Approach Road: 20 Ft.
Grand Total :					11.2448Dec	60,50,548 /-	60,50,548 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,25,000/-	2,25,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	2,25,000 /-	2,25,000 /-	

Balaram Das

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Uttam Manna alias Uttam Kumar Manna



Query No : 2002936724 of 2023. Printed On : Nov 29 2023 6:26PM, Generated from wbregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Uttam Manna (Alias: Mr Utaam Kumar Manna) Son of Late Krishna Chandra Manna, Brahmapur, Mali Para, City:- Not Specified, P.O:- Brahmapur, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No buxxxxxx7m, Aadhaar No.: 34xxxxxxxx3970, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS Ashirbad Construction (Sole Proprietorship) C/45/2, Rabindra Pally, City:- Not Specified, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 PAN No. adxxxxxx4g, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Balaram Das Son of Late Amulya Chandra Das C/9, Rabindra Pally, City:- Not Specified, P.O:- Baghajatin, P.S -Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. adxxxxxx4g, Aadhaar No : 58xxxxxxxx4676	MS. Ashirbad Construction (as Sole Proprietor)

Identifier Details :

Name & address
Mr Anirban Dutta Son of Mr Anup Dutta D/71 Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Uttam Manna, Mr Balaram Das

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Uttam Manna	MS. Ashirbad Construction-11.2448 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Uttam Manna	MS. Ashirbad Construction-500 Sq Ft

Note:



Query No: 2002936724 of 2023. Printed On: Nov 29 2023 6:26PM, Generated from wbregistration.gov.in

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Uttam Manna alias Uttam Kumar Manna



**BAR ASSOCIATION
HIGH COURT, CALCUTTA
IDENTITY CARD**



Name ANIRBAN DUTTA

Advocate

Father's / Husband's Name

SRI ANUP DUTTA

Hony. Secretary

Signature of the Card Holder

Card No. 279 Date of Membership 02-02-2009

Address D/71, Ramgarh, P.O. - Naktala, P.S. - Netaji Nagar,
Kolkata - 700047

Mobile 9836757495 9239405484

Enrolment No WB/223/2009

Enrolment Date 21-01-2009



Balaram Das

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Uttam Manna alias Uttam Kumar Manna

Major Information of the Deed

Deed No :	I-1604-14618/2023	Date of Registration	08/12/2023
Query No / Year	1604-2002936724/2023	Office where deed is registered	
Query Date	29/11/2023 5:56:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District, South 24-Parganas	
Applicant Name, Address & Other Details	DUTTA AND ASSOCIATES D/71, Kamgarh, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL , Mobile No. : 9836757495, 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. 15,00,000/-]		
Set Forth value	Market Value		
Rs. 62,75,548/-	Rs. 62,75,548/-		
Stamp duty, Paid (SD)	Registration Fee Paid		
Rs. 10,921/- (Article 48(g))	Rs. 15,053/- (Article E, F, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 159, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 13 Chatak 1.8 Sq Ft	60,50,548/-	60,50,548/-	Width of Approach Road: 20' 11"
Grand Total :				11.2448Dec	60,50,548 /-	60,50,548 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,25,000/-	2,25,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	2,25,000 /-	2,25,000 /-	

Balaram Das

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Uttam Manna alias Uttam Kumar Manna



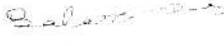
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Uttam Manna, (Alias: Mr Utaam Kumar Manna) Son of Late Krishna Chandra Manna Executed by: Self, Date of Execution: 08/12/2023 Admitted by: Self, Date of Admission: 08/12/2023 ,Place Office	 08/12/2023	 LTI 08/12/2023 Captured	 08/12/2023
Brahmapur, Mali Para, City:- Not Specified, P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: buxxxxx7m, Aadhaar No: 34xxxxxxxx3970, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS. Ashirbad Construction C/46/2, Rabindra Pally, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: adxxxxx4g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Balaram Das (Presentant) Son of Late Amulya Chandra Das Date of Execution - 08/12/2023, , Admitted by: Self, Date of Admission: 08/12/2023, Place of Admission of Execution: Office	 Dec 8 2023 11:55AM	 LTI 08/12/2023 Captured	 08/12/2023
C/9, Rabindra Pally, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx4g, Aadhaar No: 58xxxxxxxx4676 Status : Representative, Representative of : MS. Ashirbad Construction (as Sole Proprietor)				

Balaram Das

BALARAM DAS sole proprietor of
M/s ASHIRBAD CONSTRUCTION
 and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anirban Dutta son of Mr Anup Dutta 771 Ramgarh, City: Not Specified, PO - Naktala, P.S:-Jadavpur, District:- South 24 Parganas, West Bengal, India, PIN: 700047		 Captured	
	08/12/2023	08/12/2023	08/12/2023

Identifier Of Mr Uttam Manna, Mr Balam Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Manna	MS. Ashirbad Construction-11.2448 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Manna	MS. Ashirbad Construction-500.00000000 Sq Ft



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 and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna

Endorsement For Deed Number : I - 160414618 / 2023

On 08-12-2023

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 11:34 hrs on 08-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Balaram Das .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 62,75,548/-

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

Execution is admitted on 08/12/2023 by Mr Uttam Manna, Alias Mr Utaam Kumar Manna, Son of Late Krishna Chandra Manna, Brahmapur, Mali Para, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business

Identified by Mr Anirban Dutta, . . Son of Mr Anup Dutta, D/71, Ramgarh, P.O: Naktala, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-12-2023 by Mr Balaram Das, Sole Proprietor, MS. Ashirbad Construction (Sole Proprietorship), C/45/2, Rabindra Pally, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24 Parganas West Bengal, India, PIN - 700086

Identified by Mr Anirban Dutta, . . Son of Mr Anup Dutta, D/71, Ramgarh, P.O: Naktala, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 9:20AM with Govt. Ref. No: 192023240310216728 on 07-12-2023, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No: 1903644016823 on 07-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2355, Amount: Rs.5,000.00/-, Date of Purchase: 01/09/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 9:20AM with Govt. Ref. No: 192023240310216728 on 07-12-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No: 1903644016823 on 07-12-2023, Head of Account 0030-02-103-003-02

(Handwritten signature)

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

Balaram Das

BALARAM DAS sole proprietor of
M/s ASHIRBAD CONSTRUCTION
and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 455554 to 455594
being No 160414618 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.12.12 14:30:02 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

BALARAM DAS sole proprietor of
M/s ASHIRBAD CONSTRUCTION
and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna

THIS 8th DAY OF DECEMBER 2023

BETWEEN

SRI UTTAM MANNA alias UTTAM KUMAR
MANNA

... LANDLORD

---AND---


M/S. ASHIRBAD CONSTRUCTION

... PROMOTER/DEVELOPER

DEVELOPMENT AGREEMENT

Anirban Dutta

Advocate
High Court, Calcutta

C/o.  **DUTTA & ASSOCIATES**
Advocates & Consultants

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