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Certify that the document is submitted
to registration. The signature and
the endorsement sheets attached
with this document are the part
of this document.

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 4 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 3rd day of August, Two
Thousand And Twenty Two

BETWEEN

VC-701
21.8.2022

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ক্রেতার নাম ও সাং

স্টাম্প ভেডার স্বাক্ষর

বিশ্বাস নং, সলট লেক সিটি এ ডি এস আর ও

মেট স্টাম্প ক্রয় তার

চালান নং

মেট কত টাকা খরিদ

উজারী-বারাকপুর, ভেডার-মিতা দত্ত

GM Meena Grand Residency

DA-17, Salt Lake, Kol-64.

16 JUN 2022

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Sangeet Coudh

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✓ C.T.I

Sangeet Coudh

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Ravindra Das

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✓ C.T.I

Addl District Sub-Registrar
Bishnupur, (Salt Lake City)

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Shibaji Roy,

Yash Preetash Roy,

Narayanpur, Narayanganj

204RS Airport PO - R. Gopalpur

Cal - 700136

MR. RABINDRA DAS (having PAN: AGFPD4127L & AADHAAR NO. 2342 6562 9858), son of Late Sital Chandra Das, by Occupation: Business, by Faith Hindu, by Nationality: Indian, residing at 48, Dattabad Road, P.O: Bidhannagar CC Block, P.S. Bidhannagar (North), Kolkata – 700 064, hereinafter referred to and called as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrator, representatives and assigns and nominee or nominees) of the **FIRST PART;**

AND

GM MEENA GRAND RESIDENCY (having PAN: AAYFG1466A) a Partnership Firm having its registered office at BA-17, Salt Lake City, Sector – 1, P.O: Bidhannagar, P.S. Bidhannagar (North), Kolkata – 700 064, represented by one of the Partner **MR. SANJEEB GUPTA (having PAN: ADUPG1777F & AADHAAR NO. 5353 7491 8356)** son of Sri Gopal Prasad Gupta, residing at BA-17, Salt Lake City, Sector – I, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, hereinafter referred to and called as the **'DEVELOPER'** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office administrators, executors, legal representatives, and assigns) of the **SECOND PART;**

WHEREAS: THE OWNERS HAVE REPRESENTED THE DEVELOPER:-

1. One Safar Ali Mondal of Vill – Doharia was the recorded rayoti owner and seized and possessed of several landed property including of a Danga Land measuring 0.50 acre comprised in R.S. Dag No. 72 alongwith 0.04 acres Doba or Ditch comprised in R.S. Dag No. 73 total 0.54 acre under R.S. Khatian No. 291, Togetherwith 0.73 acres Doba or Ditch comprised in R.S. Dag No. 75 alongwith 0.04 acre adjacent Danga in R.S. Dag No. 74 total 0.77 acres under R.S. Khatian No. 293, total admeasuring 1.31 acres all at Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., in the District of 24-Parganas at present North 24-Parganas and had been paying annual rates and taxes at Rs.3/- for the properties under the Khatian No. 291 and Rs.9/- for the properties under the Khatian No. 293 total Rs.12/- per annum to the State Government through the Collectorate 24-Parganas;
2. While thus in absolute enjoyment of the aforesaid properties, said Safar Ali Mondal died intestate leaving behind him his widow Benu Bala Bibi only son Abdul Kader Mondal and three daughters namely Nachhiman Bibi, Emaman Nechha Bibi and Rahiman Nechha Bibi as his only 5 (five) legal successors in respect of the aforesaid properties total admeasuring 1.31 acre left by the said Safar Ali Mondal since deceased;
3. Since after expiry of said Safar Ali Mondal, while thus absolutely seized and possessed thereof by a Deed of Conveyance duly registered at the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No. 104, Pages 136



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to 139, Being No.7044 for the year 1956, the said Nachhiman Bibi, Emaman Nechha Bibi, Rahiman Nechha Bibi and the said minor son Abdul Kader Mondal represented by the mother Benu Bala Bibi jointly therein referred to as the Vendors against the valuable consideration mentioned therein sold, transferred and conveyed unto and in favour of one Jatindra Nath Pal of Vill- Gouripur therein referred to as the Purchaser free from all encumbrances all that aforesaid properties total admeasuring 1.31 acres in aforesaid respective R.S. Dag Nos. 72, 73, 74 & 75 comprised in Mouza Gouripur, P.S. Dum Dum at present Airport P.S., District 24-Parganas at present North 24-Parganas morefully described in the Schedule thereunder absolutely and forever;

4. After the said purchase of the aforesaid properties for better enjoyment of the same, the said Jatindra Nath Pal instituted a Title Partition Suit bearing T.S. No. 21 of 1958 in the Court of 2nd Sub-Judge at Alipore against the said Abdul Kader Mondal, Bisudeo Sing and Basdeo Singh and obtained a Decree thereof and by execution of said Decree alleged an auction in the said Court of 2nd Sub-Judge in the year 1963 and wherein and whereby the said Jatindra Nath Pal by the permission of the Court purchased the aforesaid properties under auction and by the order of the said Court dated 21.06.1964 possessed of the entire aforesaid properties and while thus absolutely enjoyment the same the said Jatindra Nath Pal out of the aforesaid 1.31 acres sold out undivided half thereof measuring 0.6550 acres in part of respective R.S. Dag Nos. 72, 73, 74 & 75, Mouza Gouripur, District 24-Parganas at present North 24-Parganas to one Upendra Nath Roy and as such after said sale the residue undivided half portion measuring 0.6550 acres remained with said Jatindra Nath Pal;

5. Since then after the said purchase of the half of the aforesaid properties measuring 0.6550 acres at Mouza Gouripur, District 24-Parganas at present North 24-Parganas while thus seized and possessed thereof the said Upendra Nath Roy by a Deed of Conveyance dt. 12.03.1974 registered at the office of the A.D.R. Barasat, recorded in Book No. I, Being No. 190 for the year 1974 therein referred to as the Vendor and against the valuable consideration mentioned therein sold, transferred and conveyed free from all encumbrances his entire said 0.6550 acres out of the aforesaid properties total admeasuring 1.31 acres in the said respective R.S. Dag Nos. 72, 73, 74 & 75 all at Mouza: Gouripur, District 24-Parganas at present North 24-Parganas unto and in favour of Pratap Chandra Sanyal therein referred to as the purchaser absolutely and forever;

6. By a Deed of Conveyance dated 12.03.1974 duly registered at the office of the A.D.R. Barasat and recorded in Book No. I, Being No. 190 for the year 1974 and against the valuable consideration mentioned therein the said Pratap Sankar Sanyal being the Owner of the said undivided half share consisting of 0.25 acre being part of Doba or Ditch in part of R.S. Dag No. 72 alongwith 0.02 acre being part of Doba in Part of R.S. Dag No. 73 total 0.27 acres out of 0.54 acres under Khatian No. 291 togetherwith 0.02 acre being part of Doba in part of R.S. Dag No. 74 alongwith 0.365 acres being part of Doba in part of R.S. Dag No. 75 total 0.385 acres under Khatian No. 293 total admeasuring 0.6550 acres out of total properties measuring 1.31 acres under the 2 (two) Khatian Nos. 291 & 293 all at Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S. in the District of 24-Parganas at present North 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Parimal Kumar Ghosh a minor therein referred to as the purchaser being



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represented by his eldest brother and guardian therein absolutely and forever and free from all encumbrances;

7. The said Jatindra Nath Pal died intestate leaving behind his wife Pramila Pal and six (6) sons namely Ajit Kr. Pal, Ashoke Kr. Pal, Arun Kr. Pal, Robin Kr. Pal, Ranjit Kr. Pal, Adhir Kr. Pal and one (1) daughter Gouri Pal as his legal successors those who after the expiry of the said Jatindra Nath Pal jointly inherited the said residue undivided half share measuring 0.6550 acre of the aforesaid properties in part of aforesaid respective Dag Nos.72, 73, 74 & 75, Mouza: Gouripur, District 24-Parganas at present North 24-Parganas left by said Jatindra Nath Pal since deceased;

8. Since after the expiry of the said Jatindra Nath Pal, while thus seized and possessed thereof by a Deed of Conveyance dated 14.03.1978 duly registered at the office of the A.D.R. Barasat and recorded in Book No. I, Volume No. 13, Pages 80 to 85, Being No. 326 for the year 1978 and against the valuable consideration mentioned therein all the said 8 (eight) persons being the legal successors of Late Jatindra Nath Pal therein jointly referred to as the Vendors sold, transferred and conveyed their said residue undivided half share left by the said Jatindra Nath Pal as aforesaid consisting of 0.25 acre being part of Doba or Ditch in part of R.S. Dag No. 72 alongwith 0.02 acre being part of Doba in Part of R.S. Dag No. 73 total 0.27 acres out of 0.54 acres under Khatian No. 291 togetherwith 0.02 acre being part of Doba in part of R.S. Dag No. 74 alongwith 0.365 acres being part of Doba in part of R.S. Dag No. 75 total 0.385 acres under Khatian No. 293 total admeasuring 0.6550 acres out of total properties measuring 1.31 acres under the 2 (two) Khatian Nos. 291 & 293 all at Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S. in the District of 24-Parganas at present North 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Parimal Kumar Ghosh a minor represented by his eldest brother and guardian therein absolutely and forever and free from all encumbrances;

9. Since after then by virtue of the aforesaid two Deed of Conveyances the said Parimal Kr. Ghosh thus became seized and possessed of the entire said properties consisting of 0.50 acres Doba in R.S. Dag No. 72 alongwith 0.04 acres Doba or Ditch comprised in R.S. Dag No. 73 total 0.54 acre under R.S. Khatian No. 291, Togetherwith 0.73 acres Doba or Ditch comprised in R.S. Dag No. 75 alongwith 0.04 acre adjacent Danga in R.S. Dag No. 74 total 0.77 acres under R.S. Khatian No. 293, total admeasuring 1.31 acres all at Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., within the municipal limit of North Dum Dum Municipality in the District of 24-Parganas at present North 24-Parganas and or well and sufficiently entitle thereto and while thus seized and possessed of the same the said Abdul Kader Mondal the then minor son of said Safar Ali Mondal denied the sale of his undivided share in the said property sold by his mother as natural guardian and as such created dispute by claiming his share in the said property.

10. To avoid legal multiplicity by a Deed of Conveyance dated 12.11.1987 duly registered at the office A.D.S.R. Bidhannagar recorded in Book – I, Volume No. 129, Pages 301 to 308, Being No. 6385 for the year 1987 and against valuable consideration mentioned thereunder the said Parimal Kr. Ghosh therein referred to as the purchaser purchased from the said Abdul Kader Mondal therein referred to as the



Handwritten signature in blue ink over the stamp.

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Vendor all the rights, title and interest whatsoever of the said Abdul Kader Mondal in the aforesaid properties total admeasuring 1.31 acres in Mouza Gouripur, P.S. Dum Dum at present Airport P.S. in the District of 24-Parganas (North) and so he inherited upon demise of his father Late Safar Ali Mondal absolutely and forever;

11. Since after then the said Parimal Kr. Ghosh recorded his name under L.R. part Khatian No. 531 during the time of K.B. Settlement as the recorded rayoti owner of the entire said 1.31 acres Land and Doba in said respective R.S. Dag Nos. 72, 73, 74 & 75 all at Mouza Gouripur, P.S. Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and while thus seized and possessed thereof, for the purpose of sell divided and demarcated the entire said properties into 43 (forty three) separate small plots through a Scheme Plan showing the different plots, the access or passages and the respective measure area of the respective plots and sold out all the said 43 (forty-three) plots to different respective purchasers by executing and registering respective Deed of Conveyances time to time unto and in favour of the respective purchasers;

12. THAT the Owner is the Owner of a plot bearing **Plot No. 37** of a Master Scheme Plan measuring **1 cottah 13 chittaks 04 sq. ft.** be the same a little more or less out of which 01 cottah 12 chittacks 14 sq. ft. comprised in part of R.S./L.R. Dag No.74 and 00 cottah 00 chittak 35 sq. ft. comprised in part of R.S./L.R. Dag No.75 under R.S. Khatian No. 293 at present both under L.R. Part Khatian No. 531 in **Mouza Gouripur (Mahajati Road, Block – 4)**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Plot under BL&LRO, BKP-II under P.S. – Airport, paying rates and taxes to the Collectorate 24-Pgs (N) morefully described in the First Schedule hereunder written by dint of a Bengali Deed of Sale Dated 16.08.2000 duly registered with the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. 1, CD Volume No. 13, Being No. 14505 for the year 2008 executed by the said Sri Parimal Kr. Ghosh therein referred to as the Vendor sold, transferred and conveyed the aforesaid plot unto and in favour of the said Rabindra Das the owner herein therein referred to as the Purchaser absolutely and forever;

13. Since by virtue of the aforesaid respective registered Deed of Conveyance the Vendor herein is seized and possessed of his Plot of Land area about **1 cottah 13 chittaks 04 sq. ft.** be the same a little more or less out of which 01 cottah 12 chittacks 14 sq. ft. comprised in part of R.S./L.R. Dag No.74 and 00 cottah 00 chittak 35 sq. ft. comprised in part of R.S./L.R. Dag No.75 under R.S. Khatian No. 293 at present both under L.R. Part Khatian No. 531 in **Mouza: Gouripur (Mahajati Road, Block-4)**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Plot under BL&LRO, BKP-II, under P.S.–Airport, paying rates and taxes to the Collectorate 24-Pgs (N), morefully described in the First Schedule written hereunder hereinafter for the sake of brevity shall be referred to as the **"SAID LAND"/"SAID PROPERTY"** described hereunder the First Schedule and the Vendor is seized and possessed of and or well and sufficiently entitle the said land as the rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;



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14. The owner has clear and marketable rights, title and interest in respect of his said land free from all charges, liens, lispendences, suits, injunctions, viz. free from and of any or all encumbrances whatsoever AND the owner herein has neither jointly nor severally dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with his portion in the Said Property hereunder the First Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is free and absolutely entitled to enter into this agreement with the Developer hereto;

15. The entire said land hereunder the First Schedule and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and none of the Vendor has/have received any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;

AND WHEREAS the Owner/Vendor herein is in need of money as also as of residential accommodation for him and as such is desirous of development of multi-storied building or buildings comprised of self-contained modern flats on ownership basis with car parking spaces and shops thereof on his said land under the First Schedule but due to paucity of fund and lack of experience has approached the Developer to acquire his portion and or the entire said land mentioned in the First Schedule hereunder for the purpose of development and construction of multistoried building or buildings on the 'Said Land' at the sole costs and expenses of the developer and at the sole responsibility and discretion of the Developer against amongst other terms and conditions a sum of **Rs.25,000/- as non-refundable consideration** alongwith allotment of 1(one) flat measuring **700 sq. ft., super built area** on any floor in any portion togetherwith **one car parking space** for parking of a Car within the open common car parking zone to the owner out of the entire area so to be constructed by the Developer on the Vendor's Said Land described in the First Schedule below according to the building plan and also any revise plan so may be prepared by the Developer at the sole discretion and sole cost of the Developer which should be treated as the only consideration for the said Plot under the First Schedule;

AND WHEREAS on hearing such proposal of the Owner and also relying on the above representations made by the Owner herein the Developer hereto have agreed to acquire the entire Said Land described in the First Schedule hereunder for the purpose of development and construction of multistoried building/s on the Owner's Said Land.

Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

AND WHEREAS in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings;

"THE OWNER" shall mean the person namely **MR. RABINDRA DAS**, described as the party of the FIRST PART hereto holding 100% rights, title and interest of the "SAID LAND" described in "First Schedule" hereunder.



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"SAID LAND" OR "DEMISED LAND" shall mean All That piece or parcel of land consisting of one (1) Plot being **Plot No. 37** measuring area about **1 cottah 13 chittaks 04 sq. ft.** be the same a little more or less out of which 01 cottah 12 chittaks 14 sq. ft. comprised in part of R.S./L.R. Dag No.74 and 00 cottah 00 chittak 35 sq. ft. comprised in part of R.S./L.R. Dag No.75 under R.S. Khatian No. 293 at present both under L.R. Part Khatian No. 531 subsequently recorded in the name of the Vendor under **L. R. Khatian No.2311 in Mouza: Gouripur (Mahajati Road, Block- 4)**, J.L. No. 6, R. S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Plot under BL&LRO, BKP-II, under P.S.-Airport, within the municipal limit of North Dum Dum Municipality, paying rates and taxes to the Collectorate 24-Pgs (N).

"AMALGAMATED LAND"/ "AMALGAMATED PROPERTY" shall mean the entire 'Said Land' and/or the 'Said Property' described in the First Schedule hereunder and also shall mean other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer and/or such land/s (in the vicinity and/or contiguous), in respect whereof the Developer may enter into Development Agreements with their respective owner/s and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after full filling this contract and for the said purpose the developer shall be entitled to execute any or all Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING/BUILDINGS" shall mean multi-storied building or buildings proposed to be constructed in finished and habitable condition by the Developer confirming to the sanctioned plan or Revise Plan in the name of the present owners and to be prepared, submitted by the developer and sanctioned by the concerned Municipality on the "Said Land" described hereunder in the First Schedule only AND/OR on the Said Amalgamated Land as stated hereinabove.

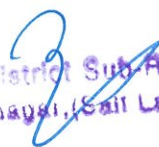
"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for a multi-storied building on the "Said Land" OR a composite Plans showing several multi-storied buildings on the said "Amalgamated Land" and or "Amalgamated Property" to be prepared and submitted by the Developer at its sole discretions and own costs And be sanctioned by the Competent Authorities and / or by North Dum Dum Municipality, And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowners and sanction by the said Municipality.

"OWNER'S (FIRST PARTY'S) ALLOCATIONS" shall mean, subject to availability of the physical possession of the said land area measuring **1 cottah 13 chittaks 04 sq. ft** be the same a little more or less to the Developer, out of the entire built-up area so to be constructed by the Developer on the Owner's land particularly and also




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described in the First Schedule hereunder written, the Owner shall be entitled to 1(one) flat with one open car parking space for parking of a Car in the common car parking zone viz. a. viz. one Flat measuring **700 sq. ft.** super built area on any floor in any portion in the proposed building or buildings according to choice and discretion of the Developer in finished and habitable conditions in all respects, alongwith open car parking space morefully and collectively described in the Second Schedule and constructed with RCC and Bricks with fixtures and fittings as per specifications mentioned in the Third Schedule and in the "Said Building/s" alongwith **one car parking space** for parking of a Car within the open common car parking zone on the "Said Land" hereunder the First Schedule or on the Said Amalgamated Land so defined hereinabove. The said flat measuring **700 sq.ft.** super built area on any floor in any portion togetherwith proportionate undivided share of the said land togetherwith the said open car parking space as aforesaid allocable to the Owner shall mean the part of the consideration for all the rights, title and interests of the First Party on the residue undivided share of the Said Land with save and except common areas, all residue flats, floors, shops, parking spaces and other residue portions etc. in the said proposed building or buildings exclusively allocable to the Developer free from all encumbrances.

"BUILT-UP AREA" shall mean, the area of the each of the "Said Flat" including the proportionate shares of the staircase and landing of the same floor whereon the specified flat/s is/are situated.

"SUPER BUILT-UP AREA" shall mean, the said built-up area of the "Said Flat" along with impartable proportionate shares of all common areas and/or common portions in the said premises calculated at a rate of 25% (twenty five percent) on the said built-up area aggregating a "Total Super built- up Area" of the said flat measuring 700 sft. a little more or less allocable to the Owners.

"OWNERS' (FIRST PARTY'S) CONSIDERATION" shall mean the Owner shall be entitled to a non-refundable **consideration of Rs.25,000/-** along with one flat measuring **700 sq. ft.** super built area and the said **open car parking space** together with undivided proportionate share of the said land described in the First Schedule hereunder only as defined above and further shall mean the total consideration for all the rights, title and interest of the First Party on the entirety of the Said Land hereunder the First Schedule Togetherwith all the flats, floors, shops, parking spaces and all other portions in the said proposed building or buildings so to be constructed on the Owner's said land hereunder the First Schedule exclusively allocable to the Developer free from all encumbrances.

"DEVELOPER'S ALLOCATION" shall means, save and except the said "Owner's Allocation" and the common areas, all the residue flats, floors, parking places, shops and other portions of the said proposed Building or Buildings togetherwith undivided proportionate residue shares of the Said Land hereunder the First Schedule OR of said Amalgamated Land as defined above exclusively allocable to the Developer.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comprised in the said building and in the said premises for practical use




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and enjoyment of the Owners with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owner herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units .

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flats would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Property" and/or "Said Amalgamated Land"/ "Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said "Amalgamated Land"/"Amalgamated Property" in the said "Amalgamated Premises".

"SINGULAR" shall include the "PLURAL" and vice-versa.

AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owner hereby agrees to deliver the physical possession of the "Said Land" under First Schedule to the Developer herein and to construct one or more Multi-storied building or buildings comprised on the "Said Land" OR on the said "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion, and at the cost of the Developer and according to sanctioned of the said plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressly mentioned hereby that the Developer shall be



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fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by joining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owner herein declare hereby his free consent and hereby given unfettered exclusive rights to the Developer to the extent of his rights, title and interest in the Said Land and the Owner also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the owner shall not interfere in any how by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found than it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisited by the concerned Municipal Authority. The owner however Neither shall be liable to pay any amount on account of such deviations Nor shall be entitle to claim any amount OR any additional constructed area other than the said "Owner's Allocations" agreed and stated hereinabove and described in the Second Schedule hereunder.

2. It is agreed by and between the parties that subject to a perfect marketable title is found and/or made out by the owner and subject to all of the Owner's name is mutated with the concerned Land Settlement Record and in the North Dum Dum Municipality and also the necessary conversions in nature and character in B.L & L.R.O. records is made, the owner shall be entitled to a flat in any portion in any floor according to choice and discretion of the Developer, the flat measuring **700 sq. ft.** super built area in fully complete and in habitable nature togetherwith **car parking space** for parking of a Car within the open common car parking zone morefully and collectively described in the Second Schedule hereunder written and as described hereinabove as "Owner's Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings. The said flat as have been described hereunder in the Second Schedule togetherwith shares of common rights in all common areas described hereunder the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule so allocable to the owner herein as the "Owner's Allocation". It is clearly understood by and between the parties hereto that the said Owner's Allocation has been made on the basis of the measuring area of the said land to the extent of **1 cottah 13 chittaks 04 sq. ft.** only And in the event of any reducement in the said land area if so found subsequently in future, the said Owner's Allocation shall be reduced proportionately. It has been also agreed by and between the parties herein that in addition to the said Owner's Allocations the Owner shall be entitled to a non-refundable consideration of **Rs.25,000/-** only PROVIDED a marketable title of the entire said land and or each and every part thereof hereunder the First Schedule is found or made out by the First Party, the Developer shall pay the Landowner herein




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the said agreed non-refundable consideration of **Rs.25,000/-** only payable by the Developer to the Owner herein on or before execution of this agreement and also simultaneously with the execution and registration of General Power of Attorney by the Owner unto and in favour of the Developer and or its nominated person;

3. The Owner shall deliver and handover the peaceful vacant possession of the entire said land hereunder the First Schedule to the Developer the Second Party herein simultaneously with the execution of these presents for the purpose of development and construction of the new building or buildings on the Owner's said land and also for obtaining of the owner's allocations as also as for the purpose of selling of the Developer's Allocations to the intending purchaser or purchasers.

4. Simultaneously with the execution of these presents the Owner herein shall sign, execute and register an irrevocable General Power of Attorney for the purpose of implementation of this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of nominated persons of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that in the event of the sell of the entire Developer's Allocations the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions togetherwith the entirety of the said land covered under the First Schedule and or any portions thereof save and except the portions allocable to the Owner viz. a. viz. the said "Owner's Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owner however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof in any point of time whatsoever. However, the Developer shall not be entitled to execute and or register any Transfer Deed in favour of any purchaser or purchasers in respect of any portion out of the Owner's Allocations.

5. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the physical peaceful vacant possession of the entire said land and immediate after the Owner's name is mutated in the office of the North Dum Dum Municipality as well as in the office of the concerned B.L & L.R.O. and also after the necessary conversion as aforesaid are made by the Owner the developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building and shall hand over the said "Owners' Allocations" in the proposed buildings within 48 (forty eight) months from the date of obtaining necessary conversions certificates in respect of nature and character of the property hereunder the First Schedule as a 'Solid Land' as its physically existing at present and also after the Owner's name mutated and recorded OR within 42 (forty two) months from the date of such sanction of the Building Plan/Plans and such work order whichever is later. The said owner's allocation in the new proposed building shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner has made out a perfect and indefeasible marketable title of the entire said land hereunder the First



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Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Municipal Taxes and Land Taxes payable to B.L.&L.R.O. Any dues on such accounts if found subsequently shall be payable by the owner.

6. Other than the said flat togetherwith the undivided proportionate share of the said land described hereunder the First Schedule viz. a viz. the Owner's Allocations allocable to the Owner, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces and other portions etc. of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the Said Land subject to the monetary consideration payable to the owners as agreed and stated hereinabove are fully paid by the Developer. The said residue portions (other than the Owner's Allocations) of all the flats, floors, shops, parking spaces etc. together with the common rights and undivided share of the Said Land hereunder the First Schedule in the manners stated hereinabove, are collectively hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease against any price and/or Selami at its sole discretion, And out of such sale proceeds, the owner however shall not be entitle to any part out of the said Developer's Allocation as well as in the sell-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/ car parking space in the new proposed building or buildings on the Owner's Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer activities in the Said Premises save and except the Owner shall be solely responsible and liable for making out perfect and marketable title of the said Land hereunder the First Schedule.

7. The Developer from the date hereof shall be entitled to enter into any or all agreement with any person/persons relating the said land without hampering the owner's interest to obtain one flat so allocable to the owner in the proposed building or buildings on the said land/said property or on the said amalgamated land/amalgamated property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/ or mortgagee /mortgagees without hampering the owner's interest covered under this Agreement.



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8. The Developer shall be entitled to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground/overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the Owner shall not be liable/responsible in any manner whatsoever regarding the construction materials used by the Developer.

9. The Owner/Vendor from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion of the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owners shall have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land owner, his estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

12. It is agreed that the owner, whenever it becomes necessary and asked by the Developer shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owner's allocable said flat, by the developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owner shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and unfulfilment and completion of the development work and after



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transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the Owners' Association or Committee or Syndicate so shall be formed in the proposed Housing Complex at the said premises or at the amalgamated premises

13. It is agreed by the land owner that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owner in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner and all costs and expenses defending or proceeding such suit/disputes and or to make such defects, shall be borne by the owner and shall appreciated at the account of the owner. However the owner herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owners covered under these presents and also covered under the Law of Land, if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated then the Land-owner shall be bound to refund the non-refundable consideration sum so received by him to the Developer forthwith the Developer claim to have refund of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remained with the Developer till such amounts are recovered by the Developer from the Owners.

14. Both the parties hereby agreed that the time specified in clause 5 (five), hereinabove for completion and the delivery of the portions allocable to the owner is subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, riots and/or labour dispute, crisis of materials in the market and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of owner's allocations shall be extended upto a period considerable by such circumstances whereby the developer is prevented to handover the owner's allocable said portions within the period specified in clause 5 (five) hereinabove or within the time specified in Clause - 2 hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owner allocable flat and shall intimate the Owners through Registered Post offering the Owner for taking delivery of Owner's allocable said flat within 15 days from the date of such intimation, AND in failure or negligence on the part of the Owner to take delivery his allocation within said noticed period of 15 days, the Developer after fulfilling it's obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or mense-profit whatsoever and further shall be entitled to continue with exercising of its absolute rights and authority to dispose of the developer's allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed



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of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's Allocation in the Said Premises or in the said amalgamated premises and the owner herein either severally or jointly neither shall be entitled to raise any objections or create any obstructions by any means in any manners whatsoever, nor shall be entitled to revoke the power of attorney executed and registered in favour of the developer by virtue of these contract.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cardinal and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owner hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner agreed hereby is fulfilled by the Developer in the manners as stated in Clause 5 (five) and Clause 14 (fourteen) hereinabove.

16. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 and its modifications for the time being enforce shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Land" /"Said Property" Owned by Mr. Rabindra Das)

All That a piece and parcel of bastu land bearing **Plot No. 37** of the aforesaid Master Scheme Plan measuring **1 cottah 13 chittaks 04 sq. ft.** be the same a little more or less out of which 01 cottah 12 chittacks 14 sq. ft. comprised in part of R.S./L.R. Dag No.74 and 00 cottah 00 chittak 35 sq. ft. comprised in part of R.S./L.R. Dag No.75 under R.S. Khatian No. 293 at present both under L.R. Part Khatian No. 531 subsequently recorded in the name of the Vendor under **L.R. Khatian No. 2311 in Mouza: Gouripur (Mahajati Road, Block- 4)**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Plot under BL&LRO BKP-II under P.S.-Airport, within the municipal limit of North Dum Dum Municipality, sub-registry office Addl. Dist. Sub-Registrar Bidhannagar, Salt Lake City, rents and taxes payable to the Collectorate 24-Pgs (N), which is butted and bounded as follows:-

On the North :	By Boundary Wall;
On the South :	By 12' Feet Wide Road;
On the East :	By Plot Nos. 38 & 39;
On the West :	By Plot No. 36.



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THE SECOND SCHEDULE (PART – 1) REFERRED TO ABOVE :

(The Portions Allocable To The Owner)

ALL THAT One self-contained residential flat containing 2 (two) Bed Rooms, 1 (one) Dining cum Living space, 2 (two) Toilets, 1 (one) Kitchen with a Small Balcony on any floor/floors in any portions in the proposed building so to be constructed on the Owner's said land or on any part of the proposed amalgamated land at the sole choice and discretion of the Developer measuring **700** sq. ft. super built area on any floor in any portion togetherwith proportionate and undivided shares in all common areas and common amenities described in the Fourth Schedule in the Said Premises and constructed and finished as per specifications described hereunder the Third Schedule alongwith **one open car parking space** for parking of a Car within the open common car parking zone to the Owner herein togetherwith undivided and impartable proportionate shares of the Said Land described in the First Schedule hereinabove.

PART – II REFERRED TO ABOVE:

(Developer's Allocation)

ALL THAT constructed areas save and except the portions allocable to the Owner described under the Part – I of this Schedule hereinabove and also the common areas, the entire remaining areas in the new building/s consists of the residential flats, commercial spaces and garage/car parking spaces so to be constructed on and upon the Owner's Land written in the First Schedule hereinabove along with undivided and proportionate share of the common facilities which shall absolutely belongs to the Developer and/or its nominee/s or assignee/s with rights to sale, transfer, mortgage, lease out partly or fully under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO

S P E C I F I C A T I O N

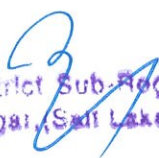
1. DOOR & WINDOW

All doorframes (size 4" x 2 1/2") would be made of Malaysian Sal wood , doors shutter would be flush doors made of commercial ply (Brahmaputra Ply or any other co. of the same rate) all doors thickness 32 mm fitted with round locks (Glider 4 Levers). Main door would be fitted with Godrej or similar brand night latch lock and there would not have any lock in kitchen and bathrooms. All windows would be made of natural colour alluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI).

2. FLOORING

All Bed Rooms, Dinning-cum-Living and Balcony would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/ Bathroom would finish with white glazed tiles in 72" height. Roof would be finished with roof tiles.




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3. SANITARY & PLUMBING

Standard Toilet would be provided with C.P. shower, two commodes (Perryware) with P.V.C. Cistern (Reliance Co.). And in W. C. there would be only one tap. (All taps & C.P. fittings of Essco or similar brand. (base model). There would be concealed line and geyser line in all bathrooms. There would be two basins (18'x12') Parryware or similar brand in each flat.

4. KITCHEN

Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.

ELECTRICAL WIRING

- a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)
- b. Each flat will be provided with Finolex or similar brand:
(All switches modular type (Myline print of legrand or similar brand) of the same rate)
 - i) Bed room (each)
 - 2 Light points
 - 1 Fan point
 - 1 Plug Point (5 Amp)
 - ii) Dining/Drawing
 - 2 Light points
 - 1 Fan point
 - 1 Plug point (15 Amp)
 - 1 TV Power point
 - 1 Cable Point without Wire
 - 1 Phone Point without Wire
 - iii) Kitchen
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (15 Amp)
 - iv) Toilet
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (5 Amp) for Geyser
 - v) Verandah
 - 1 Light point
 - vi) Entrance
 - 1 Door Bell point
 - Vii) Master Bedroom
 - 1 TV Power point.

6. WATER

Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING

: Plaster of Paris inside walls.

8. OUTSIDE PAINTING

: Snocem 2 coats painting.



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- 9. RAILING OF STAIR CASE** : Railing of iron.
- 10. STAIR CASE PAINTING** : Plaster of Paris with Colour.
- 11. LIFT:** : Standard Quality Lift.

THE FOURTH SCHEDULE REFERRED TO:

Common Areas & Common Facilities:

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.



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COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.



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Robinson
Das

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

SIGNED, SEALED AND DELIVERED

By the OWNER at Kolkata

In the presence of:-

1. S. Roy
100. Ro Street
C-1

2. Deepak Gupta

Radhika Das

OWNER

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata

In the presence of:-

1. S. Roy

2. Deepak Gupta

GM Meena Grand Residency

Sangeet Gupta
Partner

DEVELOPER

Drafted by me as per
declaration in document
by the parties.

H. C. Karimaker
Advocate
High Court Calcutta
WB/867/183.

GM Menda Grand Residency

Partner



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RECEIVED of and from the withinnamed DEVELOPER **GM MEENA GRAND RESIDENCY** the withinmentioned sum of **Rs.25,000/- (Rupees Twenty Five Thousand)** only being consideration of the First Schedule Land as per memo below:

MEMO OF CONSIDERATION

By Ch. No. 091856 dated 03.08.2022 drawn on ... Rs. 25,000/-
Axis Bank Ltd., Salt Lake, Sector - II Branch.

Rs. 25,000/-

(Rupees Twenty Five Thousand Only).

WITNESSES :

1. S. K. Singh

2. Deepak Singh

Rajendra Das

OWNER



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

GRN Details

GRN: 192022230087735638 Payment Mode: Online Payment (SBI Epay)
GRN Date: 01/08/2022 17:50:30 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8403345987438 BRN Date: 01/08/2022 17:52:08
Gateway Ref ID: 222139694217 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002119170/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJEEB GUPTA
Address: BA-17, Sector 1, Salt Lake, Kolkata-700064.
Mobile: 9331018605
Period From (dd/mm/yyyy): 01/08/2022
Period To (dd/mm/yyyy): 01/08/2022
Payment ID: 2002119170/1/2022
Dept Ref ID/DRN: 2002119170/1/2022

2-3184/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002119170/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2002119170/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	271
Total				5192

IN WORDS: FIVE THOUSAND ONE HUNDRED NINETY TWO ONLY.



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 <i>Sayed Liaqat</i>	LEFT HAND RIGHT HAND					
	Thumb Fore Middle Ring Little					
 <i>Rahindras Das</i>	LEFT HAND RIGHT HAND					
	Thumb Fore Middle Ring Little					
	LEFT HAND RIGHT HAND					
	Thumb Fore Middle Ring Little					
	LEFT HAND RIGHT HAND					
	Thumb Fore Middle Ring Little					



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Government of West Bengal

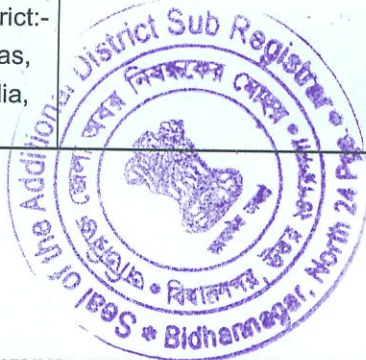
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042002119170/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RABINDRA DAS 48, Duttabad Road, City:- , P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			<i>Rabindra Das</i> 3/8/2022
2	Mr SANJEEB GUPTA BA-17, Salt Lake City, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Developer [GM MEENA GRAND RESIDENCY]			<i>Sanjeeb Gupta</i> 02/08/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SHIBAJI ROY Son of Mr Paritosh Roy Narayanpur, Narendra Nagar, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136	Mr RABINDRA DAS, Mr SANJEEB GUPTA			<i>Shibaji Roy</i> 03/08/2022



(Rita Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1504-03184/2022	Date of Registration	04/08/2022
Query No / Year	1504-2002119170/2022	Office where deed is registered	
Query Date	13/07/2022 1:44:01 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	GM MEENA GRAND RESIDENCY BA-17, Salt Lake City, Sector-1,Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9836843555, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,000/-]	
Set Forth value		Market Value	
		Rs. 14,72,626/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,021/- (Article:48(g))		Rs. 271/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Mahajati Block IV, Mouza: Gouripur, JI No: 6, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-75	RS-293	Bastu	Bastu	1 Katha 13 Chatak 4 Sq Ft		14,72,626/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					2.9998Dec	0 /-	14,72,626 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RABINDRA DAS Son of Late Sital Chandra Das 48, Duttabad Road, City:- , P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7L, Aadhaar No: 23xxxxxxxx9858, Status :Individual, Executed by: Self, Date of Execution: 03/08/2022 , Admitted by: Self, Date of Admission: 03/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2022 , Admitted by: Self, Date of Admission: 03/08/2022 ,Place : Pvt. Residence



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GM MEENA GRAND RESIDENCY BA-17, Salt Lake City,, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJEEB GUPTA (Presentant) Son of Mr Gopal Prasad Gupta BA-17, Salt Lake City, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 53xxxxxxxx8356 Status : Representative, Representative of : GM MEENA GRAND RESIDENCY (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIBAJI ROY Son of Mr Paritosh Roy Narayanpur,Narendra Nagar, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr RABINDRA DAS, Mr SANJEEB GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA DAS	GM MEENA GRAND RESIDENCY-2.99979 Dec



On 03-08-2022

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

Presented for registration at 18:31 hrs on 03-08-2022, at the Private residence by Mr SANJEEB GUPTA ,.

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 14,72,626/-

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

Execution is admitted on 03/08/2022 by Mr RABINDRA DAS, Son of Late Sital Chandra Das, 48, Duttabad Road, P.O: Bidhannagar CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr SHIBAJI ROY, , , Son of Mr Paritosh Roy, Narayanpur,Narendra Nagar, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 03-08-2022 by Mr SANJEEB GUPTA, PARTNER, GM MEENA GRAND RESIDENCY (Partnership Firm), BA-17, Salt Lake City,, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District: North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SHIBAJI ROY, , , Son of Mr Paritosh Roy, Narayanpur,Narendra Nagar, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

North 24-Parganas, West Bengal

On 04-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 271/- (B = Rs 250/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 271/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 01/08/2022 5:52PM with Govt. Ref. No: 192022230087730 on 01-08-2022, Amount Rs: 271/-, Bank: SBI EPay (SBlePay), Ref. No. 8403345987438 on 01-08-2022, Head of Office: 10030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, b online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 638, Amount: Rs.100/-, Date of Purchase: 06/07/2022, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2022 5:52PM with Govt. Ref. No: 192022230087735638 on 01-08-2022, Amount Rs: 4,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 8403345987438 on 01-08-2022, Head of Account 0030-02-103-003-02



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 138279 to 138311

being No 150403184 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.08.05 15:36:23 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/08/05 03:36:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)