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District Sale-Register-II
Alipore, South 24-parganas

07 FEB 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 7th day of
February... of 2023 (Two Thousand and Twenty Three)

BETWEEN

268 DT: 03/02/23

NAME: Sanjay Purnit (AAN)

ADDRESS: Alipore Police Court
Kol-27

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identified by me

Jay Sankar
s/o Jaydeb Sankar
of, D/13/3 New Patuli
Kolkata 700091



1) **SHRI SHIVAJI BISWAS** (PAN- ACXPB1528R), (Aadhar No. : 530065632728), (Mobile No. : 9831840613), Son of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, permanently of 74A, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, PIN - 700032, District – South 24 Parganas, presently residing at ‘Dakshinayan’, Rear block, Flat No. 2A, 337, N. S. C. Bose Road, Tentultala, P.S. – Narendrapur, P.O. – garia, Kolkata – 700084, 2) **SHRI SILADITYA BISWAS** (PAN- ADYPB6711C), (Aadhar No. : 964340948276), (Mobile No. : 8697041869), Son of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, residing at 74A, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, PIN - 700032, District – South 24 Parganas, 3) **SMT. JAYASREE BASU** (PAN- BBJPB7972D), (Aadhar No. : 253604444842), (Mobile No. 9830054780), Daughter of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, residing at 122A, Southern Avenue, P.O. – Sarat Bose Road, P.S. – Lake, PIN - 700029, District – South 24 Parganas, hereinafter collectively referred to and called to the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**;

AND

S. R. ASSOCIATES (PAN – ADAFS6815L), a partnership firm duly incorporated under the Indian Partnership Act and having its office at

74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, represented by it's Partners 1) **SRI SUNIL KUMAR DAS**, (PAN – ADLPD8395B), (Aadhaar No. 890558982145), (Mobile No. 7003397833), Son of Late Surendra Chandra Das, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, District- South 24 Parganas AND 2) **SMT. RESHMA DAS**, (PAN – AVPPD6507R), (Aadhaar No. 549246765462), (Mobile No. 9830445945), daughter of Late Asit Saha, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, District- South 24 Parganas, hereinafter referred to and called as the **DEVELOPER** (which terms and expressions unless excluded by or repugnant to this context shall mean and include their heirs, assignee, legal representative, successors, executors, administrators) of the **SECOND PART**;

WHEREAS, ALL THAT piece and parcel of Total Land measuring 3 Katha 9 Chittak 18 sq. ft. within District – South 24 Parganas, P.S. – Jadavpur, ADSR – Alipore, Pargana – Khaspur, R.S. No. 10, District Collector's Touzi No. 244, Mouza – Ibrahimpur, J.L. No. 36, Dag Nos. 260, 261 under Khatian Nos. 212, within **Kolkata Municipal Corporation Premises No. 74A, Ibrahimpur Road**, Ward No. 096, Kolkata - 700032, along with Two storied dilapidated residential structure measuring 750 sq. ft. on each floor more fully described in the Schedule- A hereunder is the subject matter of this Development Agreement.

AND WHEREAS, One Dedar Box Tarafdar by virtue of purchase had been the absolute Owner, Title holder and possessor in respect of Land measuring 46.5 decimal in Dag No. 260 and 261 under Khatian No. 212 of Mouza – Ibrahimpur, of District – South 24 Parganas;

AND WHEREAS, said Dedar Box Tarafdar while possessing the said landed property, by executing a Deed of Sale Dated 20-05-1939 he duly sold, transferred and handed over possession of said Land measuring 46.5 decimal to Dhirendra Chandra Gupta and the said Deed was registered in the office of the DSR – Alipore and Recorded in Book No. 1, Volume No. 46, Pages 287 to 292 being Deed No. 1825 for the year 1939;

AND WHEREAS, said Dhirendra Chandra Gupta while possessing said land measuring 46.5 decimal, he by executing a Deed of Sale sold land measuring 10 decimal to Jyotiprasad Mullick and Others and he retained land measuring 36.5 decimal in in Dag No. 260 and 261 under Khatian No. 212 of Mouza – Ibrahimpur, of District – South 24 Parganas;

AND WHEREAS, said Dhirendra Chandra Gupta while possessing said land measuring 46.5 decimal, he died intestate leaving behind him his wife Smt. Parijat Gupta, two sons Sri Dipak Gupta, Sri Ashok Gupta and Two daughters Smt. Dipti Das and Smt. Ratna Mitra as his only legal heirs who jointly inherited the properties of said Dhirendra Chandra Gupta;

AND WHEREAS, said Smt. Dipti Das and Smt. Ratna Mitra both daughters of Late Dhirendra Chandra Gupta while owning and possessing their share in the said property, by executing a Deed of Sale dated 23-03-

1965, they gifted, transferred and handed over possession of their entire share in the said landed properties unto and in favour of their brothers Sri Dipak Gupta, Sri Ashok Gupta and the said Deed of Gift was registered in the office of the SR Alipore and recorded in Book No. 1, Volume No. 38, Pages from 192 to 197 being Deed no. 2420 for the year 1965;

AND WHEREAS, thus said Smt. Parijat Gupta, Sri Dipak Gupta and Sri Ashok Gupta became the absolute Owners of land measuring 36.5 decimal in Dag No. 260 and 261 under Khatian No. 212 of Mouza – Ibrahimpur, of District – South 24 Parganas;

AND WHEREAS, thus said Smt. Parijat Gupta, Sri Dipak Gupta and Sri Ashok Gupta while owning an possessing the said landed properties, by preparing a Scheme plan and keeping a 18 ft. wide passage for common users , they quantified the land into several plots and by executing a Deed of Sale dated 23-04-1966 against valuable consideration price, they sold, transferred and handed over possession of a specific demarcated plot of land measuring 3 Katha more fully shown in the Map/Plan annexed with the said Deed which was registered before DR South 24 Parganas and recorded in Book No. I, Volume No. 21, Pages 133 to 143, Being Deed No. 1946 for the year 1966 unto and in favour of Smt. Sephali Biswas, wife of Dr. Dharendra Chandra Biswas;

AND WHEREAS, the said Smt. Sephali Biswas while possessing the said landed properties duly mutated her name in the Kolkata Municipal Corporation and the said plot of land measuring is distinguished as KMC Premises No. 74A, Ibrahimpur Road, Ward No. 96, Kolkata – 700032;

AND WHEREAS, said Smt. Parijat Gupta, Sri Dipak Gupta and Sri Ashok Gupta by executing another Deed of Sale dated 13-07-1970 against valuable consideration price, they sold, transferred and handed over possession of a specific demarcated plot of land measuring 9 Chittak 18 sq. ft. more fully shown in the Map/Plan annexed with the said Deed which was registered before DR Alipore and recorded in Book No. I, Volume No. 57, Pages 278 to 284, Being Deed No. 3217 for the year 1970 unto and in favour of said Smt. Sephali Biswas, wife of Dr. Dhirendra Chandra Biswas;

AND WHEREAS, the said Smt. Sephali Biswas while possessing the said landed property duly mutated her name in the Kolkata Municipal Corporation and the said plot of land measuring is distinguished as KMC Premises No. 74/3, Ibrahimpur Road, Ward No. 96, Kolkata – 700032;

AND WHEREAS, the said Smt. Sephali Biswas while possessing the aforesaid plots of land, she died intestate on 02-11-2019 leaving behind her two sons Shivaji Biswas, Siladitya Biswas and one daughter Jayasree Basu as her only legal heirs who jointly and equally inherited the properties left the said Smt. Sephali Biswas as her husband Dr. Dhirendra Chandra Biswas predeceased her on 23-03-1996;

AND WHEREAS, the said Shivaji Biswas, Siladitya Biswas and Jayasree Basu, the present landowners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of said Land measuring 3 Katha in KMC Premises No. 74A, Ibrahimpur Road, Ward No. 96, Kolkata – 700032 as Assessee No. 210960202077;

AND WHEREAS, the said Shivaji Biswas, Siladitya Biswas and Jayasree Basu, the present landowners herein also mutated their names in the office of the Kolkata Municipal Corporation in respect of said Land measuring 9 Chittak 18 Sq. ft. in KMC Premises No. 74/3, Ibrahimpur Road, Ward No. 96, Kolkata – 700032 as Assessee No. 210960209590;

AND WHEREAS those aforesaid two premises being adjacent to each other, therefore for better and proper use and enjoyment of the aforesaid premises, the present Landowners herein who are the joint common owners of those premises, applied before the Kolkata Municipal Corporation for assessing those two premises into a single premises and a single assessee number, accordingly the said Total land measuring 3 Katha 9 chittak 18 sq. ft. land along with two storied residential structures thereon is now distinguished as assessed as KMC Premises No. 74A, Ibrahimpur Road, Ward No. 96, Kolkata – 700032 in the name of present landowners as Assessee No. 210960202077 more fully written in the SCHEDULE-A hereunder under;

AND WHEREAS, due to dilapidated condition of the existing structure in the said landed property mentioned in the Schedule-A hereunder, it became inhabitable and the First Part herein decided to construct a multistoried building in their said landed property with the financial and technical help of a reputed Developer;

AND WHEREAS, the FIRST PART herein had been in search of a competent Promoter/Developer having necessary technical expertise and requisite financial solvency who should be able to develop their said land

by constructing a multi-storied building thereon comprising of several flats/units for residential purpose purely of area sharing basis;

AND WHEREAS, the Second Part herein has approached the First Part herein with an offer to develop the said landed property by constructing a multistoried building on the said land comprising of several flats/units, Car Parking spaces for residential purpose;

AND WHEREAS, the FIRST PART herein have agreed to authorize the Second Part herein to develop the said land described in the Schedule 'A' by constructing multi-storied building thereon containing apartments/flats as per Sanction Plan to be obtained from Kolkata Municipal Corporation after demolishing the existing structures thereon.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under :

1. This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement.
2. That the Landowners declare and indemnify the Developer that the property is free from all sorts of encumbrances and the First Part have clear marketable title over the same.
3. Upon execution of this Development Agreement by and between the parties herein, the owners indemnify the developer with regard to the title of the said property hereinafter and the developer shall at all material time to be held solely responsible for any form of

dispute or deficiency with regard to the construction on the said land in respect to this Development Agreement.

4. The Land Owners hereby give the exclusive right to the Developer to develop the said premises after demolishing the existing structure at the Developer's own cost as per building plan/s to be sanctioned by the Kolkata Municipal Corporation or other authorities as the case may be by constructing the building thereupon complying all the existing building rules and direction of Kolkata Municipal Corporation and to commercially exploit the said premises in any manner as the Developer may chose.
5. The Developer shall construct the proposed multistoried building on the said landed property as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation and also shall strictly follow the Building Rules and Regulations of the Kolkata Municipal Corporation. Any deviation if made by the Developer shall be regularized by the Developer at its own cost and expenses.

HOWEVER, in the event of any cost, charges and expenses including any legal implication sort for in terms of such deviation from the sanctioned plan the Developer shall be held responsible solely and shall all material times keep the Land Owners indemnified from any such claim or claims from any third party.

6. That the Developer shall construct the building project at its own fund, but may avail project loan from the nationalized or Scheduled Bank for the purpose of construction of the building, but in that

case, the Landowners shall not be liable to repay the same and the property shall not be charged;

7. That within 45 days from the date of Sanction of building plan, the Landowners shall hand over vacant possession of the Schedule-A property unto and in favour of the Developer for the purpose of commercial exploitation of the said property;
8. That the Developer from the date of getting possession of the Schedule-A property from the Landowners the Developer shall arrange a 2BHK Flat for the Landowner No. 2 as his alternative accommodation and the rent shall not exceed Rs. 10,000/- per month, upon completion of the construction as per the sanctioned plan and obtaining all necessary completion documents including completion certificate from the concerned authority.
9. That the Landowners shall hand over all their title Deeds, mother Deeds, Tax receipts, Mutation Certificates and other relevant documents in respect to the Schedule-A property to the Developer against written receipts duly stamped and signed thereof, and the Developer indemnify the Landowner that the Developer shall keep those deeds and documents at their best possible care against any destruction and produce the same to the landowners whenever they require the same;

HOWEVER, in the event of any theft, loss and damage to the said documents the Developer shall solely be held responsible and the Land Owners may proceed against the Developer for such act as

may be advised and/or available to the Land Owners in accordance with law.

10. That the developer at its own cost shall dismantle the existing construction in the land and the Developer shall take the debris and rubbish for its own use or may sale the same.
11. That the Landowners shall clear/pay/bear all the taxes/dues of the Kolkata Municipal Corporation as per up-to-date Annual Valuation or GR in respect of the said land and provide the Receipt thereof issued by the Kolkata Municipal Corporation to the Developer;
12. That the Second Part/Developer shall obtain Sanction Plan and other necessary permissions from the Kolkata Municipal Corporation at its own cost as agent or in the name of the Landowners.
13. That the Owner's Allocation in the proposed building more fully mentioned in the 'Schedule-B' hereunder shall be :
50% of the Total FAR of the proposed building project as per land area, comprised of self sufficient residential Flats/units (maximum 6 numbers) and Car Parking spaces alongwith proportionate share of land and other common areas, facilities and amenities attributable with the proposed building project including right to use the ultimate roof.

The Land Owners shall be entitled to sell/transfer/gift or mortgage their share of undivided 50% area containing the self contained

flats/units including the car parking spaces along with the proportionate share in the land to any interested party.

The Developer shall cooperate with the LandOwners and the intending purchasers for transferring the said Units/Flats along with the car parking spaces as intimated by the Land Owners jointly or individually in respect to their individual/joint share therein.

That the Owner's Allocation more fully mentioned in the 'Schedule-B' hereunder.

14. Except the aforesaid Landowners allocated Flats, rest of the sellable and transferable area of the proposed building with proportionate share of land together with common area, facilities and amenities shall be Developer's allocation more fully described in the Schedule-C hereunder;
15. That in lieu of the cost and expenses incurred by the Developer for constructing the Building, the Developer shall be entitled to sale, gift, transfer, mortgage and enter into any sorts of deed/s or documents with any third party/intending purchasers regarding Developer's allocation or part thereof at its own choice and receive the consideration price or part thereof for its own gain/profit;
16. That after sanction of building Plan, the Landowners by executing a Supplementary Agreement shall demarcate and specify their respective allocation and the said Agreement shall be treated as part of this Development Agreement.

17. That the Landowner's allocated units shall be decided and demarcated amicably by the Landowners and the Developer in reciprocal manner.
18. That the Developer shall not be liable and responsible for any division of landowner's allocated areas amongst the landowners.
19. That subject to force majeure, the Second Part shall complete the construction of the proposed building within **24 (Twenty Four) months from the day of obtaining Sanction Plan or vacating of existing premises by landowners whichever is earlier**, as per Sanction Plan and Specification mentioned in Schedule- F hereunder. If the Developer is unable to complete the construction of building project within time stipulated time herein, time stipulated herein may be extended for further 6 months by the consent of all the parties.
20. That after completion of the building project in complete habitable condition within stipulated period as aforesaid, the Second Part herein shall obtain Completion Certificate/Plan from the Kolkata Municipal Corporation and hand over possession of the Owner's allocated Flat/units mentioned in the Schedule-B hereunder within stipulated time as aforesaid by issuing possession letter along with a copy of the Completion Certificate.
21. That after completing the building project the Developer shall notify the Landowners to receive possession of their allocated area/Flats/Units Together With the car parking spaces and the

proportionate share in the Land Owners within 30 days from the date of the possession letter, thereafter the Developer may handover possession of Developer's allocated areas to intending purchasers or third party at its own choice.

22. That after completion of the building, for the purpose of maintenances and management of the same until proper association be formed, the Developer shall form a common code of conduct and guideline for payment of maintenance, which the Landowners, their transferee and other occupiers shall be bound to follow and maintain unless official hand over is given by the Developer to the Land Owners of the said Units/Flats. The Developer shall hand over such maintenance to the Flat Owners upon 30% occupation out of the total number of Flats/Units for formation of the Association as per the West Bengal Apartment Ownership Act.
23. That unit/s of the proposed building shall only be transferred to any third party by the Developer or by the Landowner's regarding their respective allocation or part thereof by a common drafting which shall be made by the Developer and approved by the Landowners jointly.
24. That the terms agreed by the landowners herein shall be binding upon their transferee also;
25. That the Developer shall not assign this Development Agreement unto any person, organization or firm without the written consent of the Owner herein.

26. That the Second Part indemnifies himself and declares himself solely liable and responsible for any damage, loss, deficiency of service and constructional problems since commencement of construction of the building and thereafter for 5 years from completion of construction.
27. That the Owner shall not be liable under any circumstances, if any accident or mishaps shall occur during the construction period. The Developer shall be solely liable for the same and it shall make or pay compensation/s if required.
28. For more fully effectuating the rights and/or authorities and/or entitlements of the Second Part in terms of these deeds represents the First Part shall simultaneously with the execution of this Agreement grant in favour of the Second Part a Development Power of Attorney empowering the Second Part with requisite power for completion of construction and transfer his allocation to the prospective buyers of the flats/units.
29. That the First Part shall not be responsible or be liable for any default and/or laches and non compliances and/or, commission or commissions on the part of the Second Part in any manner whatsoever without excluding anything in particular but including all acts relating to construction and incidental thereto.
30. That until and unless this Agreement is legally annulled or cancelled, the terms of this Agreement shall be binding upon both the parties and the First Party shall not and cannot create any third

party interest over the same and shall not encumber the same in any manner whatsoever;

31. That at all material time the Developer shall allow the Land Owners their authorized representative to inspect freely the construction work including materials used.
32. That subject to 'Force Meajure', in case the Developer fails to deliver possession of the Owner's allocation to the Owner within stipulated time of 24 months from the date of obtaining sanction Plan, and extension thereof, the Developer shall be liable to pay a sum of Rs. 10,000/- (Ten Thousand) per month to each Owners until delivery of possession of landowner's allocation to the landowner.
33. That subject to payment of proportionate charges by the Owner, the Developer shall provide the Common Electric Meter and service connection, but the unit holders including the Owners shall bear the cost of individual electric connection/meter for their respective unit/s.
34. That change of address of any parties shall be conveyed to the other party in writing otherwise, sending to notice/s in the above mentioned address shall be presumed to be properly served.
35. That in case of death of either of the parties under this Development Agreement, the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be

bound to regard and fulfill the terms and conditions set-forth in this instant Agreement.

36. That the competent Court, Tribunal, Forum shall have jurisdiction to try any or all the disputes by and between the parties herein.
37. That time is the essence of this contact.

SCHEDULE 'A'
(Description of the entire premises)

ALL THAT piece and parcel of Total Land measuring 3 Katha 9 Chittak 18 sq. ft. within District – South 24 Parganas, P.S. – Jadavpur, ADSR – Alipore, Pargana – Khaspur, R.S. No. 10, District Collector's Touzi No. 244, Mouza – Ibrahimpur, J.L. No. 36, Dag Nos. 260, 261 under Khatian Nos. 212, within Kolkata Municipal Corporation Premises No. 74A, Ibrahimpur Road, Ward No. 096, Kolkata - 700032, along with Two storied dilapidated residential structure measuring 750 sq. ft. on each floor butted and bounded by:

On the North : By KMC Premises No. 74C, Ibrahimpur Road;

On the South : By KMC Premises No. 74/1, Ibrahimpur Road ;

On the East : By KMC Premises No. 82A, Ibrahimpur Road;

On the West : By 18 ft. wide Common Passage (Ibrahimpur Road);

SCHEDULE 'B'
(OWNER'S ALLOCATION)

That the Owner's Allocation shall be :

- A) 50% of the Total FAR of the proposed building project as per land area comprised of three self sufficient residential Flats/units/car parking space along with proportionate share of land and other common areas, share, facilities and amenities attributable with the proposed building project including right to use the ultimate roof.
- B) A sum of Rs. 1,50,000/- (non-refundable) to be paid to each of the Landowner No. 1 and 3 as mentioned in the MEMO hereunder;

SCHEDULE 'C'
(SECOND PART'S ALLOCATION)

ALL THAT Except the aforesaid Owner's allocated Flats in the proposed building, rest of the sellable and transferable area of the proposed building with proportionate share of land together with common area, share facilities and amenities shall be developer's allocation;

SCHEDULE 'D'
(COMMON AREAS AND FACILITIES)

1. Entire roof, corridors, Common paths, passage, common toilets courtyard and main entrances to the premises and to the building.
2. Common boundary walls and main gate.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as the as the installed within the exclusive area of any unit and/or exclusive for its use).
4. Electrical installations, place for installation of Electric meter, and all electrical wiring excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use.
5. Stair-case, stair-landing, and/or middle landings on all floors in the building etc.
6. Lift (minimum 4 passenger) , Lift Room, Lift Well, Lift Landings on all floors in the building etc.
7. Lobbies on all floors of the building and entire roof of the building.
8. Municipal Water and its installations.
9. Water pumps, reservoir, water tanks and all plumbing installations for carriage of water (save only those as the exclusively within and for use of any unit) to and/or in respect of the building.

10. Such other common parts, areas, equipment, installations, fittings, fixtures, and spaces or in or about the premises and the building as are necessary for passage to and/or user of the units in common by co-owners.

SCHEDULE 'E' ABOVE REFERRED TO
COMMON EXPENCES

1. All costs of maintenance, operating, replacing, repairing, white washing, paintings, decorating, re-decorating, re-building, re-constructing, lighting the common portions in the building including their own walls.
2. The salary of all persons employees for the common purposes including darwan and security personnel.
3. All the costs and deposits for supplies of common utilities to the co-owners in common.
4. Municipal tax, water tax and other levies in respect of the premises and the building save and except those which are separately assessed for units.
5. Costs of formation and operation of the Owners association.
6. Costs of running, repairs and replacement of generator, transformer (if any) pumps and other common installations including their license fees, taxes and other levies (if any).

7. Electricity charges for the electrical energy consumed for the operation of the common service.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
9. The office expenses incurred for maintenance of office for common purpose.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer on to be necessary or incidental or liable to be paid by the co-owners in common including such amount as may be fixed for creating fund replacement, renovation, painting and/or periodic repairing of the common portions.

THE SCHEDULE 'F' – ABOVE REFERRED TO
(General Specification)

1. Structure : R.C.C. frame structure with R.C.C. foundation, column, beam, slab, staircase etc
2. Wall : 200 mm. thick brickwork for external walls and 75mm./125mm. thick brick work with wire net for internal walls.
3. Wall : finish Internal walls and ceiling to be finished with wall putty over cement plaster. External walls to be finished with cement based paint of approved design and shade over cement plaster.

4. Floor : 2'x2' Tiles, bed room, living and dining room, verandah, staircases, lobby, toilet, and kitchen. White ceramic tiles up to 1800 mm. high to dado in toilet and up to 1200 mm. high to dado in kitchen.
5. Doors : Factory made hot pressed commercial type flush door shutter painted on both sides in timber frame for internal doors. PVC doors shutter in timber frame for toilet doors. Decorative timber panel door shutter polished on both sides with proper locking arrangements for main door.
6. Windows : Fully glazed shutter with aluminum frame with integrated M.S. grill to all windows.
7. Toilet fitting : White vitreous European/Indian type water closet with low-down cistern, wash basin, bib cock, shower etc. to be fitted in toilets (Jindal or similar preferably) .
8. Kitchen fitting : Green Marble Kitchen Top, stainless sink with bib cock in kitchen. All plumbing works inside kitchen to be concealed in walls.
9. Sanitary and plumbing : PVC soil line and waste line of approved quality to be provided, PVC water distribution line of approved quality from overhead water reservoir for internal distribution of water to toilet and kitchen (Oriplast or similar preferably);
10. Water supply system: Provision for 24 hour uninterrupted water supply to toilet and kitchen from over head water reservoir or from

under ground water reservoir from municipal water supply system, normal pumping arrangements to be provided.

11. Electrical : All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan, and plug points in rooms toilet, kitchen, verandah etc. (Havels or similar preferably)
12. Lift : An reputed ISI company; (Minimum 4 passengers)
13. Provision for exhaust fan in kitchen and geyser point in toilet. Provision for call bell point and telephone point inside every apartment.

IN WITNESSES WHEREOF, the Parties herein duly subscribe their respective hands, seals and signatures on the day month and year first above written.

Signed, Sealed and Delivered
In presence of :
WITNESSES :

1. *Barbijit Das*
74 B IBRAHIMPUR ROAD
JADAVPUR KOL-700032

Shivaji Bhowmik
Sekadriya - ISI Accts.

Jayasree Basu

(Signatures of the FIRST PART)

2. *S. R. Basu*
SANKAR P. BASU
122 A Southern Ave.
Kolkata 700029 *Sunil Kumar Das*
.....*Partners*.....

S. R. ASSOCIATES

Reshma Das.
.....*Partners*.....

(Signatures of the SECOND PART)

MEMO

RECEIVED a sum of Rs. 3,00,000/- (Three Lacs) only from the Developer in the following manner :

1) By Cheque No. 000192 dated 07/02/23.

Of Bank of Baroda, Jadavpur Branch, Kol-32

In the name of Shri. Shivaji Biswas Rs. 1,50,000/-

2) By Cheque No. 000191.... dated 07/02/23

Of Bank of Baroda, Jadavpur Branch, Kol-32

In the name of Smt. Jayasree Basu Rs. 1,50,000/-

1. *Farbigit Das*

Shivaji Biswas
S2100192 *Biswas*

2. *Smt Basu*

Jayasree Basu

.....
(Signatures of the FIRST PART)

Drafted by:-

Sajal Pandit

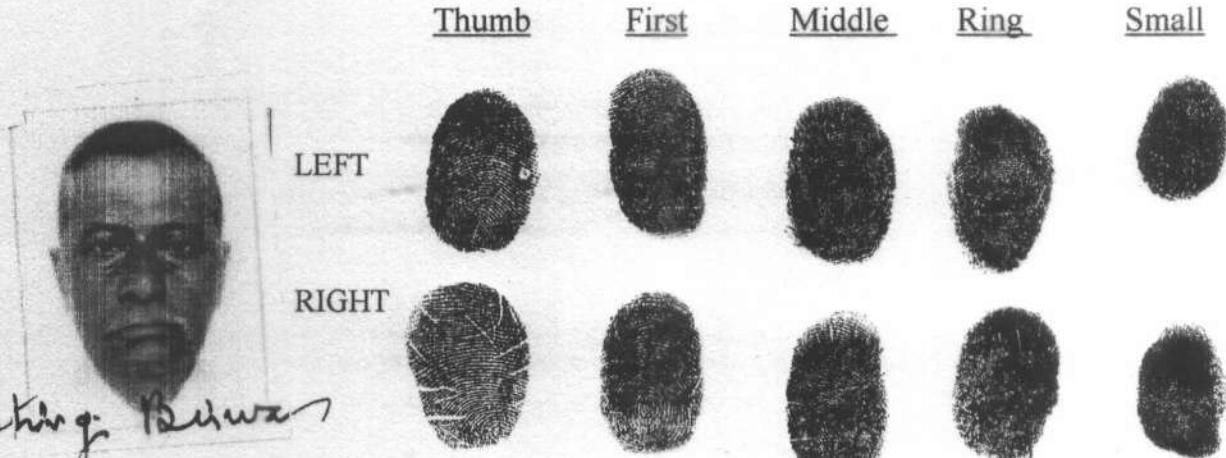
ADVOCATE

Alipore Judges Court, Kol-27

Enrl. No. WB-220/2006

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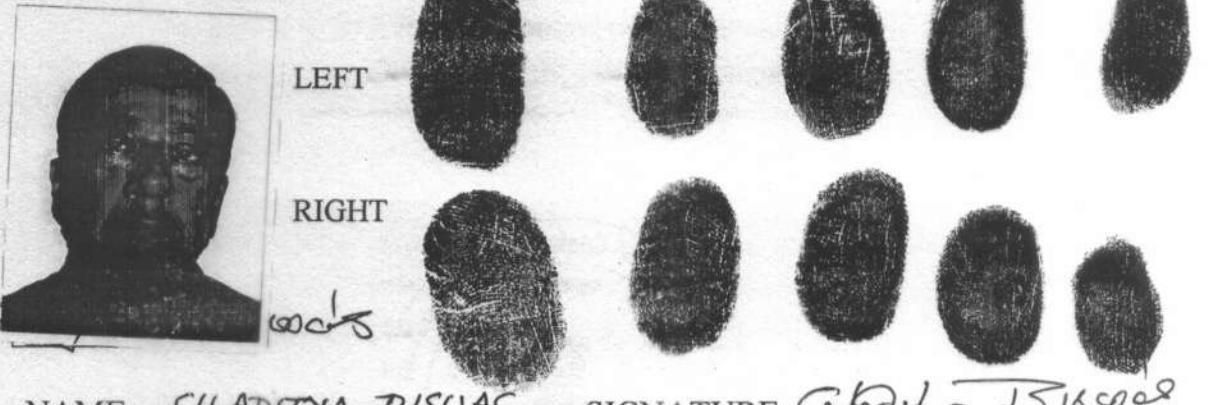
PHOTOGRAPH WITH FINGER IMPRESSIONS



Shivaji Biswas

NAME SHIVAJI BISWAS

SIGNATURE *Shivaji Biswas*



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NAME SILADITYA BISWAS

SIGNATURE *Siladitya Biswas*

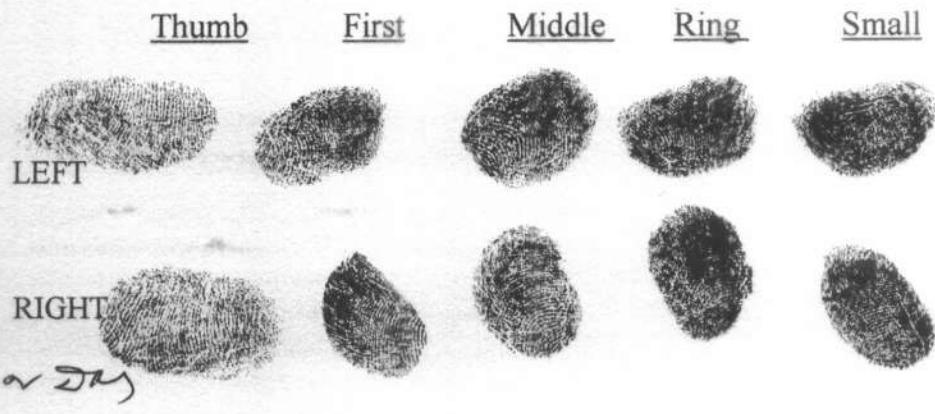
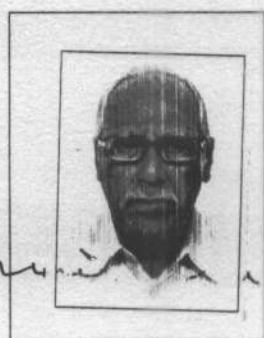


Jayasree Basu

NAME JAYASREE BASU

SIGNATURE *Jayasree Basu*

PHOTOGRAPH WITH FINGER IMPRESSIONS



NAME. SUNIL KUMARDAS SIGNATURE. Sunil Kumar Das



NAME. RESHMA DAS SIGNATURE. Reshma Das



LEFT

RIGHT

Thumb First Middle Ring Small

NAME..... SIGNATURE.....



Major Information of the Deed

Deed No.:	I-1603-01684/2023	Date of Registration	07/02/2023
Query No / Year	1603-2000293812/2023	Office where deed is registered	
Query Date	03/02/2023 3:11:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Pandit 128/1, Raja S. C. Mullick Road, (Opp. Azad Hind Pathagar) Garia More, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9836073293, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value..	Market Value		
Rs. 2/-	Rs. 83,74,049/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,101/- (Article:48(g))	Rs. 3,039/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 74A, , Ward No: 096 JI No: 36, Touzi No: 244 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 9 Chatak 18 Sq Ft	1/-	73,61,549/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				5.9194Dec	1 /-	73,61,549 /-	

Structure Details :

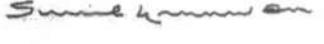
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	10,12,500 /-	

Land Lord Details :

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R ASSOCIATES Ibrahimpur Road, 74B, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700032 , PAN No.: ADxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	Shri SUNIL KUMAR DAS Son of Late SUrendra Chandra Das Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office				07/02/2023
74B, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx5B, Aadhaar No: 89xxxxxxxx2145 Status : Representative, Representative of : S R ASSOCIATES					
2	Smt RESHMA DAS (Presentant) Daughter of Late Asit Saha Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office				07/02/2023
74B, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx7R, Aadhaar No: 54xxxxxxxx5462 Status : Representative, Representative of : S R ASSOCIATES					

Identifier Details :

Name	Photo	Finger Print	Signature
Smt JOY SARKAR Son of Mr Joydev Sarkar D/13/3, New Patuli, City:- Not Specified, P.O:- Panchasayar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094			
07/02/2023 07/02/2023 07/02/2023			
Identifier Of Shri SHIVAJI BISWAS, Shri SILADITYA BISWAS, Smt JAYASREE BASU, Shri SUNIL KUMAR DAS, Smt RESHMA DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SHIVAJI BISWAS	S R ASSOCIATES-1.97312 Dec
2	Shri SILADITYA BISWAS	S R ASSOCIATES-1.97312 Dec
3	Smt JAYASREE BASU	S R ASSOCIATES-1.97312 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SHIVAJI BISWAS	S R ASSOCIATES-500.00000000 Sq Ft
2	Shri SILADITYA BISWAS	S R ASSOCIATES-500.00000000 Sq Ft
3	Smt JAYASREE BASU	S R ASSOCIATES-500.00000000 Sq Ft

On 07-02-2023

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 12:32 hrs on 07-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt RESHMA 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 83,74,049/-

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

Execution is admitted on 07/02/2023 by 1. Shri SHIVAJI BISWAS, Son of Late Dinesh Chandra Biswas, Dakshinayan, Sector: Rear Block, Flat No: 2A, 337, Road: N.S.C Bose Road, , P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Shri SILADITYA BISWAS, Son of Late Dinesh Chandra Biswas, 74A, Road: Ibrahimpur Road, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Smt JAYASREE BASU, Daughter of Late Dinesh Chandra Biswas, Southern Avenue, 122A, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Smt JOY SARKAR, , , Son of Mr Joydev Sarkar, D/13/3, New Patuli, P.O: Panchasayar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Student

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

Execution is admitted on 07-02-2023 by Shri SUNIL KUMAR DAS,

Indetified by Smt JOY SARKAR, , , Son of Mr Joydev Sarkar, D/13/3, New Patuli, P.O: Panchasayar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Student

Execution is admitted on 07-02-2023 by Smt RESHMA DAS,

Indetified by Smt JOY SARKAR, , , Son of Mr Joydev Sarkar, D/13/3, New Patuli, P.O: Panchasayar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,039.00/- (B = Rs 3,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 11:09PM with Govt. Ref. No: 192022230283850658 on 06-02-2023, Amount Rs: 3,007/-, Bank: SBI EPay (SBlePay), Ref. No. 3009822496325 on 06-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 268, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 11:09PM with Govt. Ref. No: 192022230283850658 on 06-02-2023, Amount Rs: 10,001/-, Bank: SBI EPay (SBlePay), Ref. No. 3009822496325 on 06-02-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 57804 to 57837
being No 160301684 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.02.07 14:34:47 +05:30
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to read "Dhar".

(Debasish Dhar) 2023/02/07 02:34:47 PM

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)