

689/23

1-00615/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 048410

12/11/23
27-07-2023
2-10-2023

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AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the

27TH day of April, Two Thousand Twenty Three (2023)

BETWEEN

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are part of this document.

Adil Dist. Sub-Registrar
Alipore, South 24 Parganas

27 APR 2023

22 DEC 2022

Sl. No. 1225 Date _____ Rs. 100/-
Name S. Sen Gupta Choudhury.
Advocate
Address Alipore Judges' Court
Kolkata-27
Vendor Swarup Chandra
SWARUP CHANDRA
Alipore Judges' Court, Kdt-27

22 DEC 2022



MC

Identified by me,
Subash Banik
S/o Rakhal Ch. Banik
F-307, Rajbhanga Indus Park,
PO E.M.T.P.,
PS. Koderma,
Kolkata - 700026

Sub-Registrar
Alipore
21 APR 2023
2023-04-20

SMT. SANKARY DUTTA, PAN - CYJPD1419H, Aadhaar No.4332 0948 9890, Mobile No. 6289249857, wife of Late Gora Chand Dutta, daughter of Late Sachin Auddy and Late Maya Auddy, by faith - Hindu, ^{by nationality - Indian,} by occupation - Housewife, residing at P-123, Sagar Manna Road, Parnashree Pally, Post Office - Parnashree, Police Station - Parnashree, Kolkata - 700060, District - South 24 Parganas, hereinafter called and referred to as the **LANDOWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

MD. ARSHAD ISLAM alias **MD. ARSHED ISLAM**, having his PAN - AGIPI7835H, Aadhaar No.5712 6884 8694, Mobile No. 8240959647, son of Late Nurul Islam, by faith - Islam, by nationality - Indian, by occupation - Business, residing at 3, Dedar Bux Lane, Post Office - Park Street, Police Station - Taltala, Kolkata - 700016 and previously used to reside at 20/1D, Taltola Bazar Street, Post Office and Police Station - Entaly, Kolkata - 700014, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successor, legal representatives, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS one Jagannath Singh and Balai Chand Singh was the joint owners of All That piece and parcel of land measuring 05 Cottahs 06 Chittacks be the same a little more or less being present Ward No.082 of the Kolkata Municipal Corporation, previously 3 No. Breeze Road then 4A, Rakhal Das Auddy Road now 4E, Rakhal Das Auddy Road, Kolkata - 700027.

AND WHEREAS said Jagannath Singh gifted, bequeathed and transferred his undivided half share of the aforesaid entire landed property - All That piece and parcel of land measuring 05 Cottahs 06 Chittacks be the same a little more or less being present Ward No.082 of the Kolkata Municipal Corporation, previously 3 No. Breeze Road then 4A, Rakhal Das Auddy Road now 4E, Rakhal Das Auddy Road, Kolkata - 700027 in favour of his son Sri Kedar Nath Singh by virtue of a Gift Deed dated - 15.04.1957 which was registered at Sub-Registration office at Alipore, District 24 Parganas and recorded in Book No. I, Volume No.60, Pages 97 to 99, Being No. 3273 for the year 1957.

AND WHEREAS thereafter said Balai Chand Singh in his lifetime executed and registered a Settlement Deed on 28.03.1958 registered at Alipore Sub-Registry and recorded in Book No.I, Volume No.59, Pages 194 to 199, Being No. 3117 for the year 1958. After the demise

of said Balai Chand Singh the beneficiaries of the aforesaid Settlement Deed namely 1) Sri Gopal Chandra Singh, 2) Sri Gobinda Chandra Singh and 3) Sri Gopinath Singh, all sons of Late Balai Chand Singh became the joint owners in respect of the undivided half share of the aforesaid property of Balai Chand Singh.

AND WHEREAS by an Indenture of Sale (Bengali Saf Bikroy Kobala) dated - 17.02.1993 corresponding to 5th day of Falgun, 1399 B.S. registered at the Additional District Sub-Registrar Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 24, Pages 133 to 142, Being No. 655 for the year 1993 said 1) Sri Kedar Nath Singh, son of Late Jagannath Singh, 2) Sri Gopal Chandra Singh, 3) Sri Gobinda Chandra Singh and 4) Sri Gopinath Singh, all three (2 to 4) sons of Late Balai Chand Singh, all 35B, Abinash Kabiraj Street, Police Station - Baratala, Kolkata - 700005 sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring 05 (Five) Cottahs 06 (Six) Chittacks be the same a little more or less together with structure standing thereon at District - South 24 Parganas, Police Station and Sub-Registration office Alipore, Collectorate Touzi No.1314, Mouza - Chetla, the then the Calcutta Corporation now the Kolkata Municipal Corporation Ward No.082 of the Kolkata Municipal Corporation, previously 3 No. Breeze Road then 4A, Rakhal Das Auddy Road now 4E, Rakhal Das Auddy Road, Kolkata -

700027 to one Smt. Maya Auddy, wife of Sri Sachin Auddy of 4E, Rakhal Das Auddy Road, Police Station – Alipore, Kolkata – 700027 for valuable consideration mentioned thereunder, morefully described in the **SCHEDULE – ‘A’** hereunder written free from all sorts of encumbrances and for the sake of brevity hereinafter referred to as the "**Said Property**".

AND WHEREAS said Smt. Maya Auddy after becoming the absolute owner of the said landed property constructed a dwelling house thereon and was enjoying the said property with her family members.

AND WHEREAS said Smt. Maya auddy after becoming the absolute owner of the said landed property mutated her name in the records of the Kolkata Municipal Corporation Ward No.082 vide Assessee No. 110821401021, being K.M.C. Premises No.4E, Rakhal Das Auddy Road, Police Station – Alipore, Kolkata – 700027 and pay tax rates regularly.

AND WHEREAS thereafter said Maya Auddy died intestate on 31.12.2007 leaving behind her only daughter Smt. Sankary Dutta, wife of Late Gora Chand Dutt as her only legal heir and successor to inherit her immovable properties. Be it mentioned that the husband

of Maya Auddy namely Sachin Auddy predeceased her on 07.08.2005.

AND WHEREAS in the aforesaid manner, Smt. Sankary Dutta, the Landowner herein became the sole and absolute owner of the said landed property measuring 05 (Five) Cottahs 06 (Six) Chittacks situated at K.M.C. Premises No. 4E, Rakhal Das Auddy Road, Police Station – Alipore, Kolkata – 700027, which is morefully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS being the lawful owner of the aforesaid property the Landowner herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **FIRST SCHEDULE** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS being thus in uninterrupted possession of the aforesaid property the Landowner herein have decided to construct and develop a multi-storied building over the said land as per Plan to be sanctioned by the Kolkata Municipal Corporation Authority but having no such experience and requisite fund the Landowner have decided to place the responsibility to a competent Developer to raise construction of the multi-storied building over the said land

measuring 05 Cottahs 06 Chittacks which is morefully described in the **FIRST SCHEDULE** hereunder written upon demolishing the existing old building.

AND WHEREAS the Landowner herein coming to know the Developer being competent in the construction work of buildings and with reasonable knowledge in the said construction work approached with the proposal to construct the multi-storied upon demolishing the existing old structure over the said property and the Developer herein upon going through the proposal of the Landowner has accepted the same and decided to develop accordingly as per sanction plan to be sanctioned by the Kolkata Municipal Corporation Authority.

AND BOTH THE PARTIES HAVING ACCEPTED THE PROPOSAL ENTER INTO THE AGREEMENT ON THE FOLLOWING TERMS AND CONDITIONS :-

1. The Landowner declares that the Landowner is the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring 05 (Five) Cottahs 06 (Six) Chittacks be the same a little more or less together with tin shed structure standing thereon measuring 3000 (Three Thousand) Square Feet at District - South 24 Parganas, Police Station and Sub-

Registration office Alipore, Collectorate Touzi No.1314, Mouza – Chetla, being K.M.C. Premises No.4E, Rakhal Das Auddy Road, Police Station – Alipore, Kolkata – 700027, within the limits of the Kolkata Municipal Corporation Ward No.082.

2. That Landowner further declare that the Landowner have now good right, full power and absolute authority to enter into this Agreement for Development with the Developer herein and the said property is not the subject matter of any suits or proceedings, attachments, liens, lispensens, charge, mortgage or any manner whatsoever and the said property is free from all encumbrances.
3. The Landowner approach to develop the said property by raising construction of a New G+4 storied building upon the said land and to complete the entire building at the costing, expenses, risks of the Developer and at the entire responsibility of the Developer herein and the Developer relying upon the proposal has agreed to enter into this Agreement with Landowner herein under the terms and conditions contained herein.
4. The Developer agrees and declares that he will made necessary searches and enquiries and if he becomes satisfied that the

said land is free from all encumbrances or restrictions or any mortgage and that it is suitable for construction of the said multistoried building and the laws applicable thereto permit the sale of flats and to carry out the purposes and object of these presents.

5. That with the execution of this Agreement, the Landowner will be liable to handover photocopies of all the Documents of Title Deeds, K.M.C. Mutation and Tax papers, Electric Bills and other relevant documents to the Developer relating to the said premises and all the original documents i.e. original mother deed, mutation certificate etc. shall remain in the custody of the Landowner but when there documents will be needed by the Developer at the time of selling flats etc. for execution and registration of the Deed of Conveyance/s in favour of the prospective purchasers out of Developer's allocation in the proposed newly G+4 storied building to be constructed on the said property from his allocated portion, the Landowner shall remain bound to handover the said documents for the temporary period on production of valid receipts by the Developer. The Developer undertakes to return the Original documents to the Landowner after the execution and registration of Deed of Sale are completed alongwith delivery of

possession (through possession letter in writing) from the Developer's allocation.

6. The Landowner with the execution of this Agreement grant license to the Developer to enter upon the said property of the Landowner which is morefully described in the **Schedule 'A'** hereunder, so that the Developer may take physical measurement of the property and to prepare a site plan of the proposed building with structure design and to take all measurements for construction of the said building on the vacant land of the said property with the help of engineer, architect, labour, mason, plumber, electrician and all other experts and also for sanction of the said building Plan by the Kolkata Municipal Corporation Authority and for any other purpose/s as would be required for the purpose of construction of the building.
7. The Landowner will approve the plan by putting her signature thereon of the proposed G+4 storied building which will be submitted by the Developer after being prepared by an Engineer/Architect appointed by the Developer and/or the Power of Attorney Holder will put his signature on the proposed plan.

8. The Landowner will be bound to handover the possession of the demised property within 15 days to the Developer after getting the building plan sanctioned from Kolkata Municipal Corporation by the Developer.
9. The Developer will complete the construction of the said entire G+4 storied building on the said land in all manner according to the specification mentioned in **SCHEDULE 'E'** hereunder at the cost of the Developer and its entire responsibility within 24 (Twenty Four) months from the day of obtaining vacant possession from the tenant and simultaneously after getting sanctioned building plan from the Kolkata Municipal Corporation unless prevented by any war, riot, natural calamity or any force majeure or any court order and in that event, the Landowner shall allow/grant 6 (six) months extension from the date of such 24 (Twenty Four) months. If the Developer in spite of such extension of 24+6 months fails or neglects to complete the construction of the building in all manner and delivery possession of the Owner's allocation in the New G+4 storied building without any cogent cause according to the sanction plan of the Kolkata Municipal Corporation authority of the proposed building at first instance in complete habitable condition in that event at the option of the Landowner this agreement shall be rescinded or

terminated or cancelled and the Landowner shall have right and liberty to complete the same personally or to engage or appoint any other developer or contractor to complete the incomplete works of the proposed building.

10. Upon completion of the proposed building the Developer will serve a notice in writing to the Landowner for taking possession of the Owner's allocation and the Owner shall be under obligation to take delivery of her allocated portions/flats within 15 days from the date of receipt of such notice. In spite of service of such notice, if the Landowner fails to take delivery of possession of her allocation, in that event the Developer shall not be liable to pay any rent towards the alternate accommodation of the Landowner and also for any claim of taxes, levies, rates, duties and maintenance charges dues and other outgoings payable in respect of the Owner's allocation and the said charges will be apportionate pro-rata with reference to the saleable spaces in the proposed building.
11. That immediately after getting vacant possession of the said premises, the Developer shall start the construction work in accordance with the sanctioned building plan by the Kolkata Municipal Corporation Authority of G+4 storied building

comprising several individual self contained Flats/ Units in different floors and car parking spaces in the ground floor.

12. During construction period of the proposed building, the Developer shall provide alternative rented accommodation to the Landowner/existing tenants till the delivery of physical possession of their allocated flats in the proposed building to be newly built building in complete habitable condition.
13. The Developer agrees to bear the monthly rent and further agrees to pay actual shifting charges from the Schedule property to the rented accommodation during the construction period as aforesaid in favour of the Landowner herein/existing tenants.
14. The Developer after demolition of the old structure will be liable to take all the broken building materials and/or debris and/or all rubbish and will be liable to use and/or sell according to his own discretion and for which the Landowner will not claim any money from the Developer.
15. The Developer will construct the proposed new G+4 storied building upon the **Schedule 'A'** property comprising of individual self contained flats in each floor and car parking space and/or covered garage and/or other Units in the ground

floor should be constructed and accordingly the Developer will be bound to sanction the plan by the Kolkata Municipal Corporation Authority.

16. Upon construction of the New G+4 storied building in all respects, the Developer shall deliver as Landowner's allocation to the Landowner herein All That i) one complete flat measuring about 400 Square Feet as covered area on the First Floor and ii) another complete flat measuring about 400 Square Feet as covered area on the Second Floor of the proposed building, which is more fully described in the **Schedule 'B'** hereunder written.

17. The Developer shall pay Rs.8,00,000/- (Rupees Eight Lacs) only to the Landowner as non-refundable deposit and the Developer has already paid Rs.1,00,000/- (Rupees One Lac) only to the Landowner on signing of this agreement whereof hereby acknowledge and admit by the Landowner and the balance amount of Rs.7,00,000/- (Rupees Seven Lacs) only shall be paid by two parts as follows :- i) Rs.50,000/- within May, 2023 and ii) Rs.6,50,000/- (Rupees Six Lacs Fifty Thousand) only within 12 months from the day of vacating the premises after getting sanctioned building plan.

18. The developer shall have a liberty to engage any other firm or company for construction of the said building without further permission of the Landowner if it is so necessary for the Developer, but in that case the terms and conditions shall remain the same as those of this Development Agreement.
19. That save and except the Landowner's allocation as stated herein above, the Developer shall retain the remaining constructed saleable areas which is morefully described in the **Schedule 'C'** hereunder, which the Developer will sale to its intending Purchaser/s according to his choice.
20. The Developer shall be entitled to receive, collect, appropriate or utilize all booking money, earnest money, consideration money from any intending purchaser or purchasers in respect of its allocation in the proposed building without creating any liability upon the Landowner towards the refund of such money or against third party claim.
21. That the Developer shall complete the construction of the entire building on the **Schedule 'A'** property, hereunder written under the supervision of an architect so that no part of the proposed building be unsafe for human dwelling.

22. That the completion of the construction of the building shall mean and include all internal and external full finished work of bed rooms, kitchens, bathrooms, stair cases, water connection from KMC, electric wiring, sewerage connection, sanitary fittings, plumbing works etc. in complete habitable condition as per **SCHEDULE -'E'**.
23. That the Landowner and her nominees and the Developer and its prospective Purchaser/s will remain responsible to pay their respective proportionate share of taxes from the date of their possession in their respective allocated portions in the proposed G+4 storied building.
24. That after the completion on all respects and after making delivery of possession of flats to the Landowner and respective flats and car parking spaces to the intending purchaser/s to their fullest satisfaction, the Developer will not remain responsible for the total upkeepment and maintenance of the newly built building. The Landowner and the intending Purchaser/s will have to form their own Association to maintain their own property and the common parts of the building.
25. The Landowner will sign and execute a registered General Power of Attorney in favour of the Developer so that the

Developer may do all such acts, deeds and things as would be required or necessary for the purpose of Development of the said property and to take advance money, booking money, consideration money from the prospective purchasers in respect of the Developer's allocation and also to execute and register necessary Deed and conveyances/s in favour of the prospective purchaser/purchasers in respect of the Developer's allocation on behalf of the Landowner as Vendor to convey the impartible share and interest in the land in favour of the Purchaser/s and their nominees and also as the Confirming Party to admit and acknowledge the receipt of the consideration money for the flat/s and car parking spaces of the Developer's allocation.

26. That the Developer shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats and car parking spaces in the said premises to be constructed without in any way prejudicing the interests of the Owners.
27. That Agreement to sell or allot flats/units that shall be entered into by the Developer shall be in accordance with the laws applicable and rules and regulations governing the said

building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the Owner under these presents.

28. That Developer shall keep the Owner fully indemnified against and harmless from all losses and damages, costs, charges, expenses, claims or proceedings in relation to the said land, development, thereof, construction, completion, occupation and sale of the flats or otherwise in relation to or touching the subject matter of this Agreement for violation of any loss, rules or regulations or due to accident, mishap and other calamities malicious damages, riots, thefts, burglary, fire, death or injury to any worker or person who is engaged in the construction site or arising from any other way whatsoever without prejudicing the rights of the Owner.
29. The Landowner agrees to pay all the arrear dues and taxes before the Kolkata Municipal Corporation Authority and the C.E.S.C. authority in respect of the **Schedule 'A'** property before construction of the said new building and also agrees to mutate her name in the records of the Kolkata Municipal Corporation in respect of the **First Schedule** Property.
30. The Landowner agrees to sign and execute from time to time plans, applications and other necessary documents, if any, to

be submitted to the concerned authorities at the requests of and the cost of the Developer during the construction of the said new building in accordance with the provisions of law.

31. The Developer shall erect the new G+4 storied building on the said plot of land morefully described in the **Schedule 'A'** hereunder written in conformity with the sanction plan, drawings and elevations and complete all the said works with the material of best quality and in the most substantial and workmanlike manner to the satisfaction of the architect and also the Landowner and will in all respects comply with and abide by the true intent and manner of the said specifications.
32. This Development Agreement to be properly executed and registered before the competent registering authority by paying necessary stamp duties, registration fees and lawyer fees by the Developer and the Landowner will put her signature in the said registered document.
33. The Landowner will execute a Registered Power of Attorney to the Developer for Registration of Sale Deeds in favour of the intending Purchasers for the Developer's allocation.

34. The Developer will be liable to provide common electric meter of the newly proposed building in his own responsibility and costs. Apart from common meter, the Landowner and the intending buyers will be liable to pay extra charges for bringing separate electric meters in their name/s.
35. If any dispute and difference arises between the Landowner herein and the Developer herein, then the parties will be able to sort legal proceedings before proper court of law lying within its jurisdiction.
36. The Developer will be bound to procure Completion Certificate from the K.M.C. Authority after completion of the entire building.
37. The Developer may make some deviations from the sanctioned plan at the time of the construction of the said building according to its requirement and in that case will be bound to get the revised plan sanctioned/Regularized from the K.M.C. Authority.
38. Save and except the aforesaid terms and condition, if any, the Developer will be bound to take permission in writing from the Landowner.

SCHEDULE 'A' / FIRST SCHEDULE**(The said Property)**

ALL THAT piece and parcel of bastu land measuring 05 (Five) Cottahs 06 (Six) Chittacks be the same a little more or less together with tin shed structure standing thereon measuring 3000 (Three Thousand) Square Feet at District - South 24 Parganas, Police Station and Sub-Registration office Alipore, Collectorate Touzi No.1314, Mouza - Chetla, being K.M.C. Premises No.4E, Rakhal Das Auddy Road, Kolkata - 700027, within the limits of the Kolkata Municipal Corporation Ward No.082 and the said property is butted and bounded in the following manner :-

ON THE NORTH : Property of Sri Suresh Chandra Dutta;

ON THE SOUTH : Property of Sukumar Dutta;

ON THE EAST : 8' feet wide Common Passage and property of Hari Prasanna Sarkar;

ON THE WEST : Property of Jugal Kishor Dey and Jatindra Nath Ganguly.

SCHEDULE 'B' / SECOND SCHEDULE**(Owner's Allocation)**

Upon construction of the New G+4 storied building in all respects, the Developer shall deliver as Landowner's allocation at first instance

All That two self-contained flats i.e. i) one complete flat measuring about 400 Square Feet as covered area on the First Floor and ii) another complete flat measuring about 400 Square Feet as covered area on the Second Floor of the new building together with undivided and proportionate right, title, claim and interest in the land underneath the new building together with right in the common areas and facilities and amenities in the **Schedule 'A'** property.

SCHEDULE 'C' / THIRD SCHEDULE**(Developer's Allocation)**

Except the Owner's allocation as mentioned in the **Schedule 'B'** above, the rest covered saleable areas/ constructed areas of the proposed G+4 storied building shall be the allocation of the Developer with an undivided impartible proportionate share and interest in the land underneath the said building and with an undivided proportionate share and interest over the common areas in the said building to be constructed on the **Schedule 'A'** property.

SCHEDULE 'D' / FOURTH SCHEDULE**(Common Areas & Facilities)**

1. Corporation back space in the building according to sanction plan.
2. Stair, Staircase, stair landings on all the floors and stair room.
3. Common passage.
4. Drainage System.
5. Ultimate Roof of the said Building and roof parapet.
6. Water pump, motor underground water reservoir, overhead water reservoir in the roof top, water pipes, sanitary installation, all rain water pipes, septic tank and other common plumbing installations including water meters, if any.
7. The space and/or areas occupied by common electric meter.
8. Sewerage system with fittings.
9. Pump room under the Stair case.
10. Boundary wall and gate.
11. Such other common parts, equipment, installations, fixtures fittings and spaces within the said building which are

necessary for passage to the user and occupancy of the Unit in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to sanction plan.

12. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
13. The installation for common service such as the drainage system in the premises, water supply in the premises, water supply arrangement in the premises, electric connection cable connection and telephone connection to the premises.
14. Lift, lift hole, lift shaft, Lift Machine.

SCHEDULE 'E' / FIFTH SCHEDULE

(Common Expenses)

1. The expenses for maintaining, repairing, reconstructing and renewing the main structure and in particular thereof the drainage system, main water discharge arrangement and the arrangement for supply of water, electricity and all common areas and services contained in the **SCHEDULE 'C'**.

2. The cost of cleaning and lighting the entrance of the building and the passage and spaces around the building lobby, corridors, staircase etc.
3. Cost of repairing, painting and decorating the exterior of the premises.
4. All Municipal Taxes and rates (both Owner's share and Occupier's share) and all outgoings charges, surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon.
5. The cost of working and maintenance and repairing and replacing antenna, water pump, water reservoir and other service charges.
6. All expenses of common services and in connection with common areas and facilities.
7. Such expenses as are necessary for or incidental to the said maintenance and up keep of the premises and of the common areas facilities and amenities.

SCHEDULE 'F' / SIXTH SCHEDULE**(Schedule Of Work / Specification Of The Construction)****All Civil work as per I.S.I. standard.**

1. **FOUNDATION** : R.C.C. Column and R.C.C. Framed structure with Elegant steel rod, branded cement (Birla Gold/Ambuja/Konarak cement) and quality sand and spl. No.1 brick and foundation must be for 5th floors standard.
2. **WALL** : 8" thick brick work for outside wall and 3" thick brick work all inside wall with spl. No.1 quality bricks.
3. **PLASTERING** : sand cement with plaster of parish or wall putty inside and outside ceiling etc.
4. **DOORS** : standard wooden frames of quality flush door on standard size fitting with handle and one hazebold, one ring and one bolt for each main door and one ring and one bolt for each of the inside flash door. The PVC frame with palla in each kitchen and toilet.
5. **WINDOWS** : good quality aluminum sliding glass panel including glass of 3mm thick and M.S. Grill.
6. **KITCHEN** : black stone over platform with a black stone sink with one Bib cock point 3'-0" height over platform also with white local glaze tiles finishing.

7. **TOILET** : white marble/tiles on floor and dado 5'-0" height with white vitrified tiles. One Indian pan including P.V.C. Lowdown Cistern. One C.P. Bib cock point, one C.P. Shower.
8. **FLOORING** : flooring with good quality vitrified tiles, Dado, 4" skirting etc. with white marble.
9. **DINING/BRAWING** : one standard was basin, complete with necessary fittings.
10. **PLUMBING SANITATION** : standard blue P.V.C. pipe or standard iron pipe for outer and inner water connection as concealed works with P.V.C. High-density sanitary.
11. **ELECTRIC** : all wiring will be concealed with two light, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan one 5 amp plug in each drawing-cum-dining room and one light point in each toilet.

It is to be noted that if any extra work is done out of the said specification by the Developer for such extra work, the Landowner and the Purchaser/s shall pay the necessary cost to the Developer for such extra work.

IN WITNESS WHEREOF the **PARTIES** hereto have put their hands
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES :

1. Tanin Beg
31 Dada Bala Lane,
Kolkata - 16.

Sankar Dutta
SIGNATURE OF THE LANDOWNER

2. Shimon Dutta
P-123, Sagar Manna
Road, Kol-700060

MD Ak W 22 h
SIGNATURE OF THE DEVELOPER

Drafted by me as per
instruction of the Parties:

Sampa Sen Gupta Choudhury

SAMPA SENGUPTA CHOUDHURY
Advocate

Alipore Judges' Court
Bar Library, Room No.1,
18, Judges' Court Road
Kolkata - 700 027
Enrolment No. WB/804/1999
Mobile No.9830603360

Computer Print by :

Subrata Barik
Subrata Barik,
F-307, Rajdanga Indu Park,
Kolkata - 700107.

ADVANCE MEMO OF CONSIDERATION

RECEIVED of and from the within named **DEVELOPER** the within mentioned sum of Rs.1,00,000/- (Rupees ^{One Lac} ~~Fifty Thousand~~) only out of total consideration of Rs.8,00,000/- (Rupees Eight Lacs) only.

MODE OF PAYMENT

Sl.	Ch./Draft No.	Date	Bank & Branch	Amount(Rs.)
1.	By Cash	27-04-2023	—	1,00,000.00

TOTAL RS.1,00,000.00



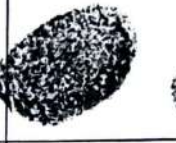



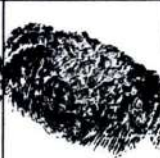
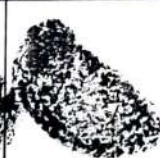


(Rupees One Lac only)

WITNESSES:

1. Tanu Bera
3. Disha Bera
- Kol - 16

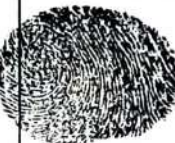


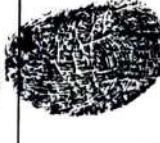




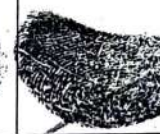

Sankar Dutta
SIGNATURE OF THE LANDOWNER

2. Sankar Dutta
- P-123, Sagar Marg Road
- Kol - 700060

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					


Name SANKARY DUTTA

Signature Sankary Dutta

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name M.D. ARSHAD ISLAM

Signature M D ARSHAD ISLAM

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



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



192023240028386858

GRN Details

GRN: 192023240028386858 Payment Mode: SBI Epay
GRN Date: 25/04/2023 20:51:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1105498517823 BRN Date: 25/04/2023 20:53:08
Gateway Ref ID: 202311518132205 Method: State Bank of India New PG DC
GRIPS Payment ID: 250420232002838684 Payment Init. Date: 25/04/2023 20:51:23
Payment Status: Successful Payment Ref. No: 2001043079/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: MD. ARSHAD ISLAM
Address: 3, DEDUR BUX LANE, TALTOLA, KOLKATA - 16, West Bengal, 700016
Mobile: 9002582814
Contact No: 8240959647
Depositor Status: Buyer/Claimants
Query No: 2001043079
Applicant's Name: Mrs SAMPA CHOUDHURY
Identification No: 2001043079/4/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 25/04/2023
Period To (dd/mm/yyyy): 25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001043079/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2001043079/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	8021
Total				47942

IN WORDS: FORTY SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250420232002838684

GRIPS Payment Detail

GRIPS Payment ID:	250420232002838684	Payment Init. Date:	25/04/2023 20:51:23
Total Amount:	47942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1105498517823	BRN Date:	25/04/2023 20:53:08
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: MD. ARSHAD ISLAM
Mobile: 9002582814

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240028386858	Directorate of Registration & Stamp Revenue	47942
Total			47942

IN WORDS: FORTY SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

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



GRIPS Payment ID 250420232002838684 e-Challan generated at 25/04/2023 20:54:20

Major Information of the Deed

Deed No :	I-1605-00615/2023	Date of Registration	27/04/2023
Query No / Year	1605-2001043079/2023	Office where deed is registered	
Query Date	25/04/2023 8:22:22 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMPA CHOUDHURY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9002582814, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,71,47,445/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rakhal Das Auddy Road, , Premises No: 4E, , Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak	1/-	1,63,37,445/-	Width of Approach Road: 8 Ft.,
Grand Total :				8.8688Dec	1 /-	163,37,445 /-	



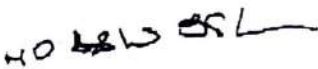
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	8,10,000 /-	


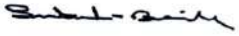
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SANKARY DUTTA (Presentant) Wife of Late GORA CHAND DUTTA Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	27/04/2023	LTI 27/04/2023	27/04/2023	
P-123, SAGAR MANNA ROAD, PARNASHREE PALLY, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CYxxxxxx9H, Aadhaar No: 43xxxxxxxx9890, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name MOHAMMED ARSHAD ISLAM, (Alias: Md ARSHED ISLAM) Son of Late NURUL ISLAM Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	27/04/2023	LTI 27/04/2023	27/04/2023	
Son of Late NURUL ISLAM 3, DEDAR BUX LANE, City:- Kolkata, P.O:- PARK STREET, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx5H, Aadhaar No: 57xxxxxxxx8694, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBRATA BARIK Son of Shri RAKHAL CHANDRA BARIK F-307, RAJDANGA INDU PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Smt SANKARY DUTTA, MOHAMMED ARSHAD ISLAM			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SANKARY DUTTA	MOHAMMED ARSHAD ISLAM-8.86875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SANKARY DUTTA	MOHAMMED ARSHAD ISLAM-3000.00000000 Sq Ft

On 27-04-2023

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:11 hrs on 27-04-2023, at the Office of the A.D.S.R. ALIPORE by Smt SANKARY DUTTA ,Executant.

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 1,71,47,445/-

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

Execution is admitted on 27/04/2023 by 1. Smt SANKARY DUTTA, Wife of Late GORA CHAND DUTTA, P-123, SAGAR MANNA ROAD, PARNASHREE PALLY, P.O: PARNASHREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. MOHAMMED ARSHAD ISLAM, Alias M ARSHED ISLAM, Son of Late NURUL ISLAM, 3, DEDAR BUX LANE, P.O: PARK STREET, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Business Indetified by Shri SUBRATA BARIK, , , Son of Shri RAKHAL CHANDRA BARIK, F-307, RAJDANGA INDU PARK, P.C EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021.00/- (B = Rs 8,000.00/- ,E = Rs 21.00/) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 8:53PM with Govt. Ref. No: 192023240028386858 on 25-04-2023, Amount Rs: 8,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1105498517823 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1225, Amount: Rs.100.00/-, Date of Purchase: 22/12/2022, Vendor name: S Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 8:53PM with Govt. Ref. No: 192023240028386858 on 25-04-2023, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 1105498517823 on 25-04-2023, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 23795 to 23833
being No 160500615 for the year 2023.



Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.05.10 15:54:19 -07:00
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/05/10 03:54:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

10/05/2023 Query No:-16052001043079 / 2023 Deed No :I - 160500615 / 2023, Document is digitally signed.

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