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I-987/23

U.D.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 646627

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 24.01.23
 E-2143850

Certificate of this document is registered in
 the office of the Registrar of Documents and
 the office of the Registrar of Documents and
 the office of the Registrar of Documents.

"Usha Lata
 Appt."


Biswanath Saha, Registrar,
 Alipore, South 24-parganas.

24 JAN 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 24th day of January
 in the year Two Thousand and Twenty Three (2023) **BETWEEN**

6388
Sl. No. Date 17/01/2023
Sold to NAMIK DAS BIR
of S B DAS AI
Rupees. 160 SCHEDULE
16-149


Samiran Das
Stamp Vendor
Alipore Police Cir.
South 24 Pgs., Alipore



Identified by —
Sankar Saha
Late Anil Saha
879 Bandi Pur Road
Kal 70
Business

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2023

1. SMT. NAMITA DAS, wife of Late Ajit Das, having her PAN - HPPPD6455F, Aadhaar No. 9794 4760 6231, by Occupation - Housewife, **2. SRI JAY PRAKASH DAS**, son of Late Ajit Das, having his PAN - ALKPD6518K, Aadhaar No. 8926 2897 2015, by Occupation - Business, both are residing at S.B. Das Road, Mayra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata - 700149, District South 24 Parganas, **3. SRI DAYAL DAS**, son of Late Siddheswar Das, having his PAN - BCAPD0296G, Aadhaar No. 6923 9437 1614, by Occupation - Service, residing at A/132, Purba Ananda Pally, P.O. Bansdrani, Police Station - Regent Park now Bansdrani, Kolkata - 700070, in the District South 24 Parganas, **4. SRI UTPAL DAS**, son of Late Siddheswar Das, having his PAN - AHWPD6529N, Aadhaar No. 7260 8989 9122, by Occupation - Business, residing at A/134, Purba Ananda Pally, P.O. Bansdrani, Police Station - Regent Park now Bansdrani, Kolkata - 700070, in the District South 24 Parganas and **5. SRI BULA DAS**, son of Late Siddheswar Das, having his PAN -

: 3 :

CEXPD5748F, Aadhaar No. 6092 1259 0124, by Occupation - Service, residing at A/134, Purba Ananda Pally, P.O. Bansdrone, Police Station - Regent Park now Bansdrone, Kolkata - 700070, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SMT. SHILA SAHA wife of Sri Sankar Saha, having her PAN - CRLPS1697B, Aadhaar No. 8676 1913 2850, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at B-79, Bandipur Road, P.O. & Police Station - Bansdrone, Kolkata - 700070, in the District South 24 Parganas, hereinafter known and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean

and include her heirs, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS One Ushalata Das, since deceased seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 04 Cottahs 12 Chittaks 31 Sq.ft., lying and situated at Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, Pargana - Magura, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 105, appertaining to R.S. Dag No. 447, under Police Station - Regent Park now Bansdroni, in the District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated - 11.12.1964, duly registered in the office of Joint Sub-Registrar of Alipore at Behala, recorded in Book No.I, Volume No. 77, Pages from 164 to 167, Being No. 4834 for the year 1964 from its the then owner namely Sreedhar Mondal, son of Late Golam Mondal at the valuable consideration, mentioned therein.

AND WHEREAS since ever date of purchase the landed property said Ushalata Das, since deceased while seized and

possessed of the said land duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 88, Niranjan Pally "A" Block, Kolkata - 700070** and accordingly the said Ushalata Das, since deceased has/had been paying corporation taxes in her name in the records of **KMC Assessee No. 31-113-16-0088-8**.

AND WHEREAS one of the son of Ushalata Das, since deceased namely Ajit Das died intestate on 10.08.2004 leaving behind his wife namely Smt. Namita Das and one son namely Jay Prakash Das, as his only surviving legal heirs under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Ushalata Das, since deceased while seized and possessed of the said land died intestate on **12.04.2017** leaving behind her three sons namely 1. Dayal Das, 2. Utpal Das and 3. Bula Das along with sister-in-law namely Smt. Namita Das and grand son namely Jay Prakash Das of her demise son namely Ajit Das, as her only surviving legal heirs to

inherit the said land under the provision of the Hindu Succession Act., 1956, then in force, then in force. Be it mentioned that husband of the said Ushalata Das namely Siddheswar Das predeceased on **27.08.2012**.

AND WHEREAS in pursuance to the above the said **1. SMT. NAMITA DAS**, wife of Late Ajit Das, **2. SRI JAY PRAKASH DAS**, son of Late Ajit Das, **3. SRI DAYAL DAS**, son of Late Siddheswar Das, **4. SRI UTPAL DAS**, son of Late Siddheswar Das and **5. SRI BULA DAS**, son of Late Siddheswar Das, being the Present Land Owners herein jointly became the absolute lawful owners of **ALL THAT** piece and parcel of **bastu land** measuring more or less **04 Cottahs 12 Chittaks 31 Sq.ft.**, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, Pargana - Magura, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 105, appertaining to R.S. Dag No. 447, under Police Station - Regent Park now Bansdrani, KMC Premises No. 88, Niranjani Pally "A" Block, Kolkata - 700070, within the limits**

of Ward No. 113 vide KMC Assessee No. 31-113-16-0088-8 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. & D.S.R. at Alipore, morefully and particularly described in the Schedule "A" hereunder written and the Present Land Owners herein duly constructed Partly brick built pucca structure, having an area more or less 300 Sq.ft. and Partly asbestos Shed Structure, having an area more or less 400 Sq.ft. with cemented floor finished at their own costs, expenses and efforts, free from all encumbrances.

AND WHEREAS with a view to develop the Schedule property and to erect multistoried building therein the owners invited the Developer to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal

of owners and agreed to undertake the charge of such constructional work and/or development works of the land as described in the Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE : I

DEFINITIONS : for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY : shall always mean **ALL THAT** piece and parcel of **bastu land** measuring more or less **04 Cottahs 12 Chittaks 31 Sq.ft., TOGETHER WITH** Partly brick built pucca structure, having an area more or less 300 Sq.ft. and Partly asbestos Shed Structure, having an area more or less 400 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, Pargana - Magura, District Collectorate Touzi No. 351, comprised in R.S. Khatian No. 105, appertaining to R.S. Dag**

No. 447, under Police Station - Regent Park now Bansdroni, KMC Premises No. 88, Niranjani Pally "A" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-16-0088-8 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. & D.S.R. at Alipore, as described in the Schedule "A" below.

PROPOSED BUILDING MEANS : the proposed Straight Three storied building to be constructed over the land as described in the Schedule below.

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public Road.

PLAN OR MAP SHALL MEAN : the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings.

OWNERS MEANS : **1. SMT. NAMITA DAS**, wife of Late Ajit Das, having her PAN - HPPPD6455F, Aadhaar No. 9794 4760 6231, by Occupation - Housewife, **2. SRI JAY PRAKASH DAS**, son of Late Ajit Das, having his PAN - ALKPD6518K, Aadhaar No. 8926 2897 2015, by Occupation - Business, both are residing at S.B. Das Road, Mayra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata - 700149, District South 24 Parganas, **3. SRI DAYAL DAS**, son of Late Siddheswar Das, having his PAN - BCAPD0296G, Aadhaar No. 6923 9437 1614, by Occupation - Service, residing at A/132, Purba Ananda Pally, P.O. Bansdrone, Police Station - Regent Park now Bansdrone, Kolkata - 700070, in the District South 24 Parganas, **4. SRI UTPAL DAS**, son of Late Siddheswar Das, having his PAN - AHWPD6529N, Aadhaar No. 7260 8989 9122, by Occupation -

Business, residing at A/134, Purba Ananda Pally, P.O. Bansdrone, Police Station - Regent Park now Bansdrone, Kolkata - 700070, in the District South 24 Parganas and **5. SRI BULA DAS**, son of Late Siddheswar Das, having his PAN - CEXPD5748F, Aadhaar No. 6092 1259 0124, by Occupation - Service, residing at A/134, Purba Ananda Pally, P.O. Bansdrone, Police Station - Regent Park now Bansdrone, Kolkata - 700070, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian.

DEVELOPER MEANS : SMT. SHILA SAHA wife of Sri Sankar Saha, having her PAN - CRLPS1697B, Aadhaar No. 8676 1913 2850, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at B-79, Bandipur Road, P.O. & Police Station - Bansdrone, Kolkata - 700070, in the District South 24 Parganas.

ARCHITECT : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the said property.

SPECIFICATION AND AMENITIES : materials and specifications as is recommended by the Architect for the construction of the building amenities means - All fittings as described in the Schedule "D" hereinbelow and will be provided by the Developer in those flats under Reserve portion.

COMMON / SERVICE AREA SHALL MEAN

- i. Stair Case on all floors.
- ii. Staircase landings on all floors.
- iii. Common passage and lobbies on the ground floor;
- iv. Water pump, water tanks, reservoir, water pipes septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit);
- vi. Drainage and sewerage;
- vii. Boundary walls and main gates;
- viii. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said

building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas;

ix. Roof on the top floor;

OWNERS' ALLOCATION : Owners shall get **50% of total F.A.R.** that means **Four Flats, mentioned as follows :-**

i) One 2 BHK Flat on the First Floor, in the South-Eastern side.

ii) One 2 BHK Flat on the Second Floor, in the North-East-Western side.

iii) One 2 BHK Flat on the Ground Floor in the North-Eastern side along with One Shop Room on the Ground Floor in the South-Eastern side.

iv) One 2 BHK Flat on the Ground Floor in the North-Western side along with One Shop Room on the Ground Floor in the South-Western side.

the above mentioned Flats and Shop Room Rooms to be construct of the proposed Straight Three Storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

If the Owners' Allocation is less than 50% of the total F.A.R. in that event Developer will be obliged to pay the owners herein an equal amount per square feet for the remaining F.A.R. according to the current market value.

The Developer shall pay a sum of Rs.1,01/- (Rupees One Hundred and One) Only towards non refundable amount at the time of execution of this agreement and sum of Rs.2,00,000./- (Rupees Two Lakhs) Only towards non refundable amount shall pay by the Developer at the time of hand over lawful physical possession of the Owners' Allocation in favour of the Land owners herein.

TAX LIABILITY : the owners shall not be liable to pay the tax liability in respect of selling the flats and car parking spaces under developer allocation.

INSPECTION OF THE CONSTRUCTION : the owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer, failing which the owners shall take legal steps against the developer.

RESERVED PORTION SHALL MEAN : owner's allocation.

DEVELOPER'S ALLOCATION : Developer shall get remaining 50% of total F.A.R. that means remaining Flats on the Different Floors along with Shop Room on the Ground Floor of the proposed Striaight Three storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation except the Owners' Allocation.

INTENDING BUYERS SHALL MEAN : all the persons firm, organisations who is interested to purchase any flat/flats, and spaces and any other spaces of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : natural calamities earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

AREA OF A FLAT MEANS : the built-up area of a flat and also as per measurement of approved plan.

ARTICLE : II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat or car parking space/spaces in the said building provided the developer fulfill the following obligations towards the land owners.

- a. That the developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation.
- b. That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and owners' allocation.
- c. That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d. That Developer shall complete the building over the land as described in the Schedule below within a period of **36 (Thirty Six) months** from the date of execution of this Agreement.
- e. That the entire cost and expenses for the construction of the building will be borne exclusively by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land owners. The land owners shall pay nothing in the matter of such constructional and/or development works including taxes of the property as described in the Schedule "A".

- f. That on completion of the building in question in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation the developer shall handover the owner's allocation to the owners.
- g. That the delivery of physical possession of owner's allocation in the proposed building in favour of the land owners will be made by the Developer within next **36 (Thirty Six) months** from the date of execution of this Agreement provided that if the constructional and/or development work is not affected or hampered by unavoidable circumstances.
- h. The developer shall pay the Corporation Taxes and electricity bills from the date of taking possession of the Premises till the date of delivery of possession of the owner's area of the owners.
- i. The developer should abide by all the laws by laws and regulations of the government, local bodies as the case may be and shall be attend to answer and responsible for any deviation, violation and/or breach of any laws, by-laws, rules and regulations.

- j. That the developer shall have no right or shall not be entitled to sale transfer and/or otherwise encumbered the flats under the owners' allocation in any manner whatsoever.
- k. That the developer shall act as an independent contractor in the construction of the building and undertake to keep the land owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labours, mistries and allied natures of things of relating to the construction of the building.
- l. The developer shall keep the owners share harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance to the development of the said property.
- i. The developer shall be responsible for all claims or demand that may be made due to anything done by the developer during construction of building including claims by the owners of the adjoining properties for damages to their buildings or properties.

- ii. The developers shall be responsible for all claims and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident or other loss.
- iii. The developer shall be responsible for any demand and/or claim by unit owners of the developer's area.
- iv. The developer shall be responsible for any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the building.
- m. That the developer, shall install, Mother electric meter in the name of owners at the proposed building. The Mother electric meter installation charges and security deposit if any for the same will be borne by the Developer.
- n. That the owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third parties.
- o. That the developer shall pay a sum of Rs.6,000/- each i.e. total Rs.12,000/- per month to the Land Owners Nos. 4 and 5 herein towards monthly rent for their alternative Two

Numbers of residential accommodations from the date of handing over physical possession of the schedule property in favour of the developer for the purpose of constructional work till hand over lawful physical possession of the Owners' Allocation in favour of the Land Owners No. 4 and 5. Such alternative residential accommodation shall be arranged by the Land Owners No. 4 and 5.

- p. That it has been agreed by and between the Parties herein that after completion of the said Straight Three Storied building Developer shall provide **Completion Certificate** from the KMC to the Land Owners herein in terms of this Agreement.

ARTICLE : III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the land owners, the developer shall be entitled to sell and/or transfer rest of the flats, car parking spaces/of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b. That the developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- c. That the land owners shall have no right and/or liberty to interfere in those transaction made between the developer

and the intending buyer/buyers in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said venture or part thereof.

- d. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.
- e. That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of deed of transfer in favour of the intending buyer in respect of the flat/space of the building particularly of developer's allocation after handing over the possession of the owner's allocation to them and further shall be entitled to be present before the Registration office or offices for the registration of all those deeds and documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners and

for that purpose the land owners will execute a General Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the deed of transfer against the under marketed impartible proportionate share of the entire land under schedule property in favour of the flat buyers and the land owners will ratify in favour of the flat buyers and the land owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers.

ARTICLE : IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a. That the land owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have nor received any notice and notices to the effect that he said land is affected by any scheme of the Government of West Bengal or of the Calcutta

Improvement Trust of The Kolkata Municipal Corporation or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of signing of this Agreement So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the developer herein has entered into this Agreement.

- b. That the land owners shall at the time of execution of this presents deliver to the developer all the original documents regarding the title of the land other allied papers and documents against proper receipts/original documents from the developer.
- c. That the land owners shall not be entitled interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as the construction of owners' portion for time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer.

- d. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land owners shall execute a Registered Power of Attorney in favour of the developer empowering its administrator in office to do all acts and deeds, required for the purpose of construction of the proposed building and to sell, transfer any flat or flats or spaces of the building, out of developers allocation to any intending buyers, and further to execute and register the deed of transfer only in respect of the proportionate share of land in favour of the flat owners.
- e. The land owners shall have the right to sell, transfer, the flats under their allocation in favour of any persons or persons and to enjoy the consideration money thereof without having any interference in any manner whatsoever from the side of the developer.

ARTICLE : V

CANCELLATION AND ARBITRATION :

- a. All communication in the form of letter, notice, correspondence from/to either of the parties will be made

to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.

- b. The Court within District South 24 Parganas have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.
- c. Both the parties do hereby undertake to cooperate with each other in all respect to materialise the said development project within the stipulated time of **36 (Thirty Six) months** from the date of execution of this Development Agreement.

SCHEDULE "A" OF THE PROPERTY ABOVE REFERRED TO
(Description of the Land)

ALL THAT piece and parcel of **bastu land** measuring more or less **04 (four) Cottahs 12 (twelve) Chittaks 31 (thirty one) Sq.ft., TOGETHER WITH** Partly brick built pucca structure, having an area more or less 300 Sq.ft. and Partly asbestos Shed Structure, having an area more or less 400 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza - Chakdaha, J.L. No. 44, R.S. No. 274, Pargana - Magura,**

District Collectorate Touzi No. 351, **comprised in R.S. Khatian No. 105, appertaining to R.S. Dag No. 447, under Police Station - Regent Park now Bansdroni, KMC Premises No. 88, Niranjani Pally "A" Block, Kolkata - 700070, within the limits of Ward No. 113 vide KMC Assessee No. 31-113-16-0088-8 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. & D.S.R. at Alipore and the same is butted and bounded in the manner follows :-**

On the North : Land and House of Ranjit Naskar.

On the South : 11 ft. wide KMC Road.

On the East : Land under Dag No. 447.

On the West : Land of Radhe Jaiswal.

SCHEDULE "B" OF THE PROPERTY ABOVE REFERRED TO
(Description of the Owners' Allocation)

Owners shall get **50% of total F.A.R.** that means **Four Flats,** mentioned as follows :-

- i) One 2 BHK Flat on the First Floor, in the South-Eastern side.**
- ii) One 2 BHK Flat on the Second Floor, in the North-East-Western side.**
- iii) One 2 BHK Flat on the Ground Floor in the North-Eastern side along with One Shop Room on the Ground Floor in the South-Eastern side.**

iv) One 2 BHK Flat on the Ground Floor in the North-Western side along with One Shop Room on the Ground Floor in the South-Western side.

the above mentioned Flats and Shop Room Rooms to be construct of the proposed Straight Three Storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

If the Owners' Allocation is less than 50% of the total F.A.R. in that event Developer will be obliged to pay the owners herein an equal amount per square feet for the remaining F.A.R. according to the current market value.

The Developer shall pay a sum of Rs.1,01/- (Rupees One Hundred and One) Only towards non refundable amount at the time of execution of this agreement and sum of Rs.2,00,000. /- (Rupees Two Lakhs) Only towards non refundable amount shall pay by the Developer at the time of hand over lawful physical possession of the Owners' Allocation in favour of the Land owners herein.

SCHEDULE "C" OF THE PROPERTY ABOVE REFERRED TO

(Description of the Developer's Allocation)

Developer shall get remaining 50% of total F.A.R. that means remaining Flats on the Different Floors along with Shop Room on the Ground Floor of the proposed Striaight Three storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the Owners' Allocation.

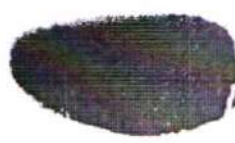
DETAILS OF WORKS AND STANDARD OF MATERIALS :

01. Earth cutting and Base casting = As per sanctioned plan.
02. Brick Works = 1st. class picket with 6:1 mortar.
03. R.C.C. Works = As per sanctioned plan. (structural Drawings)
04. Doors= Frame 4"x2.5" Sal wood, and Palla commercial flash door.
05. Windows = Aluminium Sliding Glass palla.
06. Grill = 18/5 mm steel with simple design.
07. Plaster = ½" thick Sand Cement plaster inside and out side walls, ceiling, chaja etc. of the building.
09. Wall Putty =All rooms inside.
10. Colors = Outside.
Doors, Windows, and Gills Oil Paint with primer.
11. Electric Works = Concealed wiring with Anchor Switches and Wire with normal and necessary points. Provide for One A.C. point every Flat, M.C.B/, Cable line, Exhaust.
12. Plumbing Works = Concealed wiring with Esco fittings with normal and necessary points.
13. Toilet = Marble/Tiles Floor Finish, Glaze Tiles fittings up to 6'-0" high, 1 No. of White Commode, 2 Nos, of Tab Esco, 1 No. of shower, Points for hot water line and Geezer line.
14. Septic Tank, Water Reservoir, Water Tank and Stair Head Room = As per sanctioned plan.
15. No. Electric connection charges of every flat for Owners' Allocation will pay by the developer.
16. Passage Area Pavement with grey net cement finished.
17. All floor will be finished by Vitrified Tiles.

IN WITNESS WHEREOF the Parties herein have set and subscribed their hands on the day, month and year first above written.

WITNESS :-

1. Bhala Bhatta
50 D, Subhash Pally
Netaji Nagar
Kolkata - 700092

 LTI. of Namita Das by
the pen of - Sankar Saha

Joy Prakash Das

2. Kuntal Mukherjee
Alipore Police Court
Kolkata - 700027

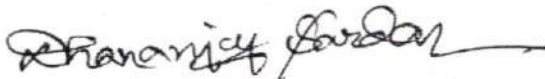
Utpal Das

Jayal Das

Bula Das

SIGNATURE OF THE OWNERS

Drafted by me :



Dhananjay Sardar (Adv.)
F - 1019/1190/2015
Alipore Police Court
Kol - 27

Shila Saha

Computerised Printed by :
Kuntal Mukherjee
Kuntal Mukherjee

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED by the withinmentioned Owners from the within mentioned Developoer the within mentioned sum of Rs.101/- (Rupees One Hundred and One) only in terms of this Agreement, in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

by way of R.B.I. notes in different denominations

101/-

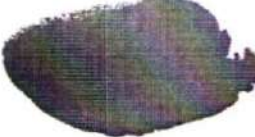
TOTAL Rs.101/-

(Rupees One Hundred and One only)


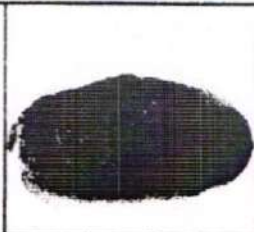




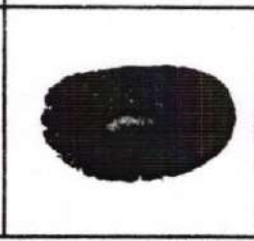




WITNESSES : -

1) Bhoda Bhatta
50D, Subhash Pally
Netaji Nagar
Kolkata - 700092

2) Kuntal Mukherjee
Alipore Police Court
Kolkata - 70007

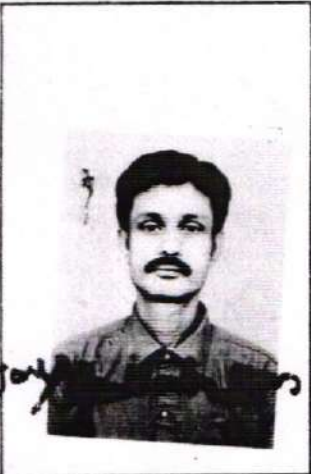










1.  LTI. of Namita Das
by the pen of -
Sankar Saha
2. Joy Prakash Das.
3. Utpal Das.
4. Dayal Das
5. Bela Das

SIGNATURE OF THE OWNERS

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

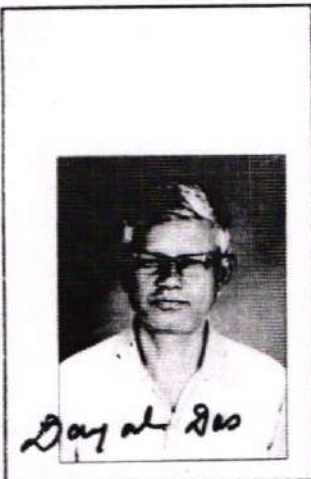
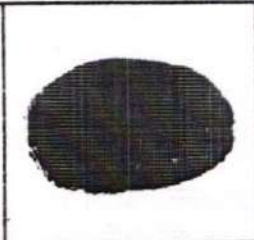




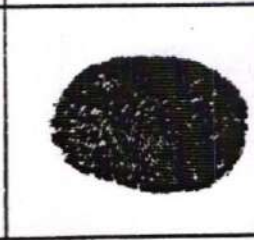



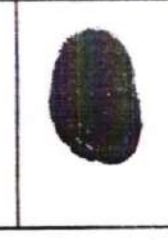
Name..... NAMITA DAS

Signature..... *LTI of Namita Das by The Pen of Sankar Sahu*

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












Name..... JAY PRAKASH DAS

Signature..... *Jay Prakash Das*

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







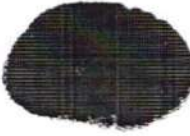




Name..... DAYAL DAS

Signature..... *Dayal Das*

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












Name UTPAL DAS

Signature Utpal Das

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

Name BULA DAS

Signature Bula Das

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

Name SHILA SAHA

Signature Shila Saha



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

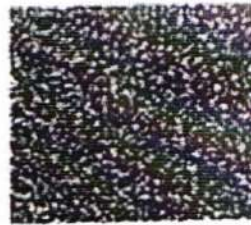
Enrolment No.: 0638/10086/24040

Download Date: 20/11/2020

To
Sankar Saha
H: 79
BANDIPUR ROAD
BANSDFONI
Dahedron
South Twenty Four Parganas West Bengal - 700070
9433175143

Issue Date: 13/10/2019

Signature card



आपका आधार क्रमांक / Your Aadhaar No. :

5539 9944 2842

VID : 9158 0680 7889 3397

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 20/11/2020



Sankar Saha
Date of Birth/DOB: 15/06/1969
Male/ MALE

Issue Date: 13/10/2019

5539 9944 2842

VID : 9158 0680 7889 3397

मेरा आधार, मेरी पहचान

Major Information of the Deed

Deed No :	I-1603-00987/2023	Date of Registration	24/01/2023
Query No / Year	1603-2000143850/2023	Office where deed is registered	
Query Date	17/01/2023 4:16:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	UTPAL DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830452410, Status :Solicitor firm		
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 : 101/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 44,08,565/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 103/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



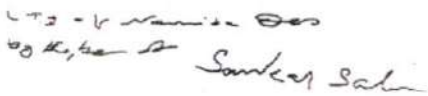






District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjana Pally Block-A, , Premises No: 88, , Ward No: 113 Pin Code : 700070







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	4 Katha 12 Chatak 31 Sq Ft	1/-	40,98,065/-	Width of Approach Road: 11 Ft.,
Grand Total :				7.9085Dec	1 /-	40,98,065 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	2 /-	3,10,500 /-	

Land Lord Details :



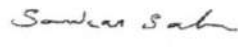
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs NAMITA DAS Wife of Late AJIT DAS Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
S.B.DAS ROAD, City:- , P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HPxxxxxx5F, Aadhaar No: 97xxxxxxxx6231, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				
2	Name Mr JAY PRAKASH DAS Son of Late AJIT DAS Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
S.B.DAS ROAD, City:- , P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8K, Aadhaar No: 89xxxxxxxx2015, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				
3	Name Mr DAYAL DAS Son of Late SIDDHESWAR DAS Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
A/132, PURBA ANANDAPALLY, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx6G, Aadhaar No: 69xxxxxxxx1614, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr UTPAL DAS Son of Late SIDDHESWAR DAS Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
A/134, PURBA ANANDAPALLY, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx9N, Aadhaar No: 72xxxxxx:x9122, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr BULA DAS Son of Late SIDDHESWAR DAS Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
A/134, PURBA ANANDAPALLY, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CExxxxxx8F, Aadhaar No: 60xxxxxxxx0124, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SHILA SAHA (Presentant) Wife of Mr SANKAR SAHA Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
	24/01/2023	LTI 24/01/2023	24/01/2023	
Wife of Mr SANKAR SAHA B-79, BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx7B, Aadhaar No: 86xxxxxxxx2850, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SAHA Son of Late ANIL SAHA B-79, BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070			
	24/01/2023	24/01/2023	24/01/2023

Identifier Of Mrs NAMITA DAS, Mr JAY PRAKASH DAS, Mr DAYAL DAS, Mr UTPAL DAS, Mr BULA DAS, Mrs SHILA SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs NAMITA DAS	Mrs SHILA SAHA-1.58171 Dec
2	Mr JAY PRAKASH DAS	Mrs SHILA SAHA-1.58171 Dec
3	Mr DAYAL DAS	Mrs SHILA SAHA-1.58171 Dec
4	Mr UTPAL DAS	Mrs SHILA SAHA-1.58171 Dec
5	Mr BULA DAS	Mrs SHILA SAHA-1.58171 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs NAMITA DAS	Mrs SHILA SAHA-60.00000000 Sq Ft
2	Mr JAY PRAKASH DAS	Mrs SHILA SAHA-60.00000000 Sq Ft
3	Mr DAYAL DAS	Mrs SHILA SAHA-60.00000000 Sq Ft
4	Mr UTPAL DAS	Mrs SHILA SAHA-60.00000000 Sq Ft
5	Mr BULA DAS	Mrs SHILA SAHA-60.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs NAMITA DAS	Mrs SHILA SAHA-80.00000000 Sq Ft
2	Mr JAY PRAKASH DAS	Mrs SHILA SAHA-80.00000000 Sq Ft
3	Mr DAYAL DAS	Mrs SHILA SAHA-80.00000000 Sq Ft
4	Mr UTPAL DAS	Mrs SHILA SAHA-80.00000000 Sq Ft
5	Mr BULA DAS	Mrs SHILA SAHA-80.00000000 Sq Ft

On 24-01-2023

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 10:56 hrs on 24-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SHILA SAHA ,Claimant.

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 44,08,565/-

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

Execution is admitted on 24/01/2023 by 1. Mrs NAMITA DAS, Wife of Late AJIT DAS, S.B.DAS ROAD, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 2. Mr JAY PRAKASH DAS, Son of Late AJIT DAS, S.B.DAS ROAD, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 3. Mr DAYAL DAS, Son of Late SIDDHESWAR DAS, A/132, PURBA ANANDAPALLY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession: Service, 4. Mr UTPAL DAS, Son of Late SIDDHESWAR DAS, A/134, PURBA ANANDAPALLY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 5. Mr BULA DAS, Son of Late SIDDHESWAR DAS, A/134, PURBA ANANDAPALLY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 6. Mrs SHILA SAHA, Wife of Mr SANKAR SAHA, B-79, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr SANKAR SAHA, , Son of Late ANIL SAHA, B-79, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103.00/- (B = Rs 50.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Departmr.ent, Govt. of WB Online on 20/01/2023 5:00PM with Govt. Ref. No: 192022230262906251 on 20-01-2023, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV9797026 on 20-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6388, Amount: Rs.100.00/-, Date of Purchase: 17/01/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2023 5:00PM with Govt. Ref. No: 192022230262906251 on 20-01-2023, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV9797026 on 20-01-2023, 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 35845 to 35884
being No 160300987 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.01.24 12:11:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/24 12:11:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)