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

Adml. Dist. Sub-Registrar
Alipore, South 24 Parganas

13
- 6 MAY 2025

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 06th day of May, Two Thousand Twenty Five (2025);

BETWEEN

24908

0005

NAME *Alokesh B. Sai Adv*
ADD *cead*
25 APR 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

SURANJAN MUKHERJEE
Govt. Licensed Stamp Vendor
C. C. Court,
2 & 3, K. S. Roy Road, Kol-1

25 APR 2025



mc

Add. Dist. Sub-Registrar
Bangalore
6 MAY 2025
South District
Karnataka

Identified by me

Ajay Mukherjee
1/28 Resent colony
Kul-40

SRI DINESH MONDAL, (PAN BBXPM4090B, Aadhaar No.5048 7556 3851) son of Sri Jiban Krishna Mondal, by faith -Hindu, by Occupation -Service, by Nationality- Indian, residing at 229, Kalitala Park South, Post Office -Bansdroni, Police Station- Bansdroni, Kolkata - 700070, District : South 24 Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

ONLINE BUILDERS PRIVATE LIMITED, (PAN - AABCO3030C), a company incorporated under the Companies Act having its registered office at 2/65, Surya Nagar, Netaji Subhas Chandra Bose Road, Post Office : Regent Park, Police Station - Netaji Nagar, Kolkata - 700040, District : South 24 Parganas, represented by its **Directors** Namely **(1) SRI ANUPAM MAHAPATRA, (PAN ALRPM1329G)** and **(2) SRI NIRUPAM MAHAPATRA (PAN: ALRPM1328H)** both are sons of Sri Gopal Mahapatra, both are by faith Hindu, both are by occupation

Business, both are by Nationality Indian, residing at 2/65, Surya Nagar, Post Office- Regent Park, Police Station- Netaji Nagar, Kolkata 700040, District South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean to mean and include its successors-in-Office. administrators and assigns) of the

SECOND PART.

WHEREAS by a Deed of Gift made by Jiban Krishna Mondal, son of Late Nagendra Nath Mondal of Bansdroni, Kolkata in favour of his son Sri Dinesh Mondal son of Sri Jiban Krishna Mondal of Bansdroni, Kolkata in respect of a demarcated plot of land measuring 4 Cottahs 0 Chittak 22 Square Feet, a little more or less, lying and situated in the District South 24 Parganas, Police Station & Post Office- Bansdroni, Sub Registration Office Alipore, Pargana- Magura, District Collector's Touzi No. 63 and 64, J. L. No. 45, R. S. No. 381, Mouza Bansdroni, R. S. Khatian No. 516, R. S. Dag No. 725 and another demarcated plot of land measuring 4 Cottahs, 0 Chittak 22 Square Feet more or less lying and situated in District South 24 Parganas, Police Station Regent Park, Post Office Bansdroni, Sub Registration Office

Alipore, Pargana Magura, District Collector's Touzi No. 63 and 64 J. L. No. 45, R. S. No. 381. Mouza Bansdroni, R. S. Khatian No. 605, R. S. Dag No. 724, in total 8 Cottahs 0 Chittak 44 Square Feet, more or less since registered in Book No. I, Volume No. 59, Page 100 to 106, Deed No. 2202, for the year 1998 of the Additional District Sub Registrar at Alipore.

AND WHEREAS by virtue of the aforesaid Deed of Gift said Dinesh Mondal become the sole and absolute Owner of the said Plot of land measuring 8 Cottahs 0 Chittak 44 Square Feet, more or less by mutation of his name in the records of the Kolkata Municipal Corporation in respect of the said plot of land and the same has been separately numbered and assessed as Premises No. 229, Kalitala Park, under Ward No. 113, Assessee No. 31-113-12-0229-9, of the Kolkata Municipal Corporation.

AND WHEREAS while in peaceful possession and enjoyment of the said Premises No. 229, Kalitala Park, as sole and absolute Owner thereof by a Deed of Sale bearing dated 14.06.2002 said Dinesh Mondal sold, transferred and conveyed in favour of Smt. Bulu Halder of Bansdroni ALL THAT demarcated plot of land measuring 2 Cottahs out of the total land measuring 4 Cottahs 0

Chittak 22 Square Feet comprising in R. S. Dag No. 724 and the said Sale Deed has been registered in Book No. 1, Volume No. 98, Pages 154 to 163, being Deed No. 2875 for the year 2002 of the Additional District Sub Registrar at Alipore, District : South 24 Parganas.

AND WHEREAS thus said Dinesh Mondal, the Owner herein, become the sole and absolute owner in respect of the remaining plot of land measuring 6 (six) Cottans 0 (zero) Chittack 44 (forty four) Square Feet, a little more or less TOGETHER WITH, pucca building standing thereon measuring 643 Square Feet a little more or less at Premises No. 229, Kalitala Park, Post Office & Police Station-Brandroni, Kolkata - 700070, District South 24 Parganas, within the Kolkata Municipal Corporation Ward No. 113, which is more fully described in the First Schedule hereunder and hereinafter called ~~and~~ referred to as the 'said Premises.

AND WHEREAS the Directors of the **ONLINE BUILDERS PRIVATE LIMITED** in their resolution dated 20.03.2025 duly authorized one of its Director namely Sri Anupam Mahapatra,

son of Sri Gopal Mahapatra, by faith Hindu, by occupation - Business, by Nationality Indian, residing at 2/65, Surya Nagar, Post Office- Regent Park, Police Station - Netaji Nagar, Kolkata - 700040, District South 24 Parganas to deal with the Project on behalf of the Company.

AND WHEREAS the Owner herein of the First Part herein is being desirous of developing the said premises by a reputed Developer and having knowledge of such intention of the Owner herein the Developer herein approached the Owner to develop the said Premises at his cost and effort.

AND WHEREAS the FIRST PARTY herein as OWNER of the said plot of land measuring 6 (six) Cottahs 0 (zero) Chittack 44 (forty four) Square Feet, a little more or less, TOGETHER WITH pucca building standing therein measuring 643 Square Feet, a little more or less, at Premises No. 229, Kalitala Park, Post Office & Police Station- Bansdrani, Kolkata - 700070, District : South 24 Parganas, within the Kolkata Municipal Corporation Ward No. 113, together with the structure standing thereon, decided to "Commercially Exploit" the said Premises by raising multi storied

building thereon and/or as per Plan to be Sanctioned by the Kolkata Municipal Corporation on the said Property more fully and particularly described in the **FIRST SCHEDULE** hereunder written below and as such the **SECOND PARTY** herein approached the **FIRST PARTY** herein to raise, such construction at its cost and/or at the cost of its nominee on the **FIRST SCHEDULE** Property as per Sanction Building Plan to be obtained from the Kolkata Municipal Corporation for the benefit of the Parties to this AGREEMENT.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties herein and they have bind themselves on the following terms and conditions :-

1. The "OWNER" shall mean SRI DINESH MONDAL, (PAN BBXPM4090D) son of Late Jiban Krishna Mondal, by faith Hindu, by Occupation Service, by Nationality Indian, residing at 229, Kalitala Park, Post Office Bansdrone, Police Station - Bansdrone, Kolkata 700 070, District- south 24 Parganas.

2. The "DEVELOPER" shall mean **ONLINE BUILDERS PRIVATE LIMITED**, (PAN - AABCO3030C), a company incorporated under the Companies Act having its registered office at 2/65,

Surya Nagar, Netaji Subhas Chandra Bose Road, Kolkata 700040, represented by its **Directors Namely (1) SR ANUPAM MAHAPATRA, (PAN ALRPM1329G)** and **(2) SRI NIRUPAM MAHAPATRA (PAN: ALRPM1328H)** both are sons of Sri Gopal Mahapatra, both are by faith Hindu, both are by occupation Business, both are by Nationality Indian, residing at 2/65, Surya Nagar, Post Office- Regent Park, Police Station- Netaji Nagar, Kolkata 700040, District South 24 Parganas, their heirs, successors, legal representatives and assigns.

3. **"THE SAID PROPERTY"** shall mean ALL THAT land measuring 6 Cottahs 0 Chittacks 44 Square Feet, a little more or less TOGETHER WITH pucca building standing measuring 643 Square Feet, a little more or less, at Premises No. 229, Kalitala Park, Post Office & Police Station - Banskroni, Kolkata - 700070 District : South 24 Parganas, within the Kolkata Municipal Corporation, Ward No. 113.

4. The "BUILDING" shall mean and include G+4 storied Building to be constructed at the said Premises as per Plan to be sanctioned by the Kolkata Municipal Corporation.

3. "COMMON FACILITIES" shall mean and include corridors stairs, ways, passage-ways, if any, live-ways, common lavatories to be provided by the Developer water pump and water and other facilities which will be provided for convenient use and enjoyment use and enjoyment of the Building Flats.

6. "SALEABLE SPACE" shall mean the space in the Proposed Building available for independent use and occupation by the DEVELOPER in their allocation after making the provisions common facilities and space required thereof for common facilities and space required thereof.

7. "OWNER'S ALLOCATION" shall mean :-

a. ALL THAI 45% of the sanctioned F.A.R. to be comprised in all respect in habitable condition and to be allotted in the First Floor and Second Floor of the newly constructed building together with undivided proportionate share of land and common areas and amenities of the said building.

b. The Developer will pay the Owner the sum of Rs.35,00,000/- (Rupees Thirty Five Lakh) only as Security Deposit in the following manner:

Sl. No.	Particulars	Cheque No.	Bank/Branch	Amount (Rs.)
(i)	Simultaneously with signing of the Agreement	024933	AXIS Bank	Rs.25,00,000/-
(ii)	Within One Month from this date	024932	AXIS Bank	Rs.10,00,000/-
	Total :			Rs.35,00,000/-

The Security Deposit will be refunded by the Owner to the Developer on or before taking delivery of Owner's allocation from the Developer. Be it specifically mentioned that the Developer will not hand over the Owner's allocation unless and until refund of the Security Deposit by the Owner to the Developer.

8. "DEVELOPER'S ALLOCATION" shall mean 55% of the sanction FAR in the said building (save and except the Owner's allocation) TOGETHER WITH undivided indivisible proportionate share of land underneath the said building and common areas and facilities and together with the absolute right on this part of the Developer to transfer the same to the intending Purchaser/ Purchaser's along with 55% share of benefit and interest of sanctioned Plan including undivided proportionate share of land which is mentioned in the THIRD SCHEDULE hereunder written.

9. **"PRINCIPAL'S ACCOUNT"** shall mean and as referred to in **"GENERAL POWER OF ATTORNEY"** shall mean the Developer's Account who will bear the total expenses for construction of building thereon in the said Property at its own cost liability and responsibility,
10. **"THE ARCHITECT"** shall mean any Architect or Firm with requisite qualification who will be appointed by the Developer for designing and planning and for other purposes of the New Building.
11. **"BUILDING PLAN"** shall mean such Plan to be prepared by the Architect as named above and to be approved by the Owner for the construction of the New Building or Buildings and to be Sanctioned by the Kolkata Municipal Corporation at the cost of Developer in the name of Owner.
12. **"TRANSFER"** shall mean with its Grammatical variations shall include transfer by Possession and by any other means adopted for effecting what is understood as a transfer or space/flat in the Building to Purchasers thereof although the same may not amount to a transfer-in-law without causing in any manner inconvenience or disturbance to the Owner.

13. "ADVOCATE" shall mean the Advocate to be appointed by the Developer for drafting all Agreements, Sale Deeds, etc relating to the said Development work.

14. "TRANSFeree" shall mean a Gentle person to whom any space/flat in the Building will be transferred for residential purpose only.

AND WHEREAS to avoid future complication the Parties to this Agreement executed this Agreement this day by incorporating the said terms and conditions as follows :-

TERMS AND CONDITIONS

1. That the First Party herein shall give vacant Possession of the Property described in the FIRST SCHEDULE below to the Second Party within seven days after obtaining the Sanction Building Plan from the Kolkata Municipal Corporation.

2. That the second party herein on receiving vacant possession of the said property described in the FIRST SCHEDULE below as stated above shall at its cost and/or at the cost of its nominees will start the construction within 15 days from the date of obtaining the Sanctioned Building Plan from the

Kolkata Municipal Corporation in favour of the First Party, and/or after demolition of the existing structure which over will be later from the date of temporary shift by the Owner and during construction up to the period as referred above and extension the Developer will provide the Owner temporary shifting as per choice in the same locality. The Developer will stop the said payment from the date of reoccupation by the Owner in the New Building.

3. That the First Party/Owner shall pay all the arrears of Corporation Taxes for the First Schedule property up to the date of Agreement and thereafter the Developer will bear the taxes until the possession be handed over to Owner and on getting possession Owner will pay proportionate share for his allocated area to the K.M.C.

Be it noted that save and except the Flats, proportionate share of land underneath the said Flats/Car Parking Space and common passages as mentioned above, for Owners' Allocation other spaces and flats will keep absolutely at the Developer's disposal after delivery of Owner's Allocation with his full satisfaction.

4. That the First Party herein shall allow the Second Party to erect the said Building construction as per sanctioned Building Plan to be Sanctioned by the Kolkata Municipal Corporation at its or nominees cost on the land described in the First Schedule below.

5. That the Second Party/Developer herein at its own cost and initiative to shall make the said Building Plan be Sanctioned and/or alteration/modifications, if necessary, in the name of the First Party from the Kolkata Municipal Corporation, and the First Party shall assist/co-operate in all respect of in obtaining the said modification/ alteration of Plan by the Kolkata Municipal Corporation for construction wherein either Party will not make any hindrance or obstruction.

6. That the First Party/Owner shall allow the Second Party/Developer to stock all Building materials within the said Premises after demolishing and dispose of and realize the sale proceed by the Second Party and the Second Party shall take all steps for protection of the same including Building/renovating of existing Boundary walls on or around the said First Schedule Property and to appoint darowan and/or their men and to keep

them posted in the site providing him/ them temporary facilities within the said Premises for security purpose.

7. That the First Party shall allow the Second Party to erect the said construction of the said Premises as per Specification of sanction Plan to be Sanctioned by the Kolkata Municipal Corporation.

8. That the First Party/Owner shall execute a General Power of Attorney in favour of the Second Party empowering and/or authorising the Second Party to negotiate, act and do all things necessary for and on behalf of the First Party Owner for more fully and effectually in respect as he could do the same himself with regard to obtaining the necessary, sanction, permits, quotas etc. from the Kolkata Municipal Corporation and Government and/or Semi Government, institution including Police Authorities and also to take all steps for obtaining Income Tax Clearance Certificate of the First Party, if necessary, and also the Powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys including right to execute Agreement and to receive earnest and consideration money from the Intending Purchasers and to sell and dispose of

the Flats of Developer's allocation which will be treated as part of this Agreement.

9. That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid GENERAL POWER OF ATTORNEY.

10. To advertise, negotiate, execute by signing and registering, transfer document or documents agreement and to receive booking money, advance or earnest money and consideration money and to allow the intending Purchaser to take loan from any Authority without creating charge or mortgage against their respective flat prior to Registration of their flat provided the other portion will not be effected for the same or Body or Bodies or even documents relating to the said transfer save and except the Owner's Flats as mentioned above and mentioned in the Second Schedule below with proportionate undivided share in the land other than the proportionate land underneath the Owner's Flats in the proposed Building agreed to be reserved for the use, occupation and Ownership of the First Party/Owner for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending



Purchaser on Purchasers of the aforesaid proposed constructed area with proportionate share in the said land, save and except the Owners' portion. That the Second Party shall not register any Conveyance Deed or hand over the final Possession of any Flat to his nominees prior to handing over the Possession of First Party's Allocation. To comply with the above the Second Party will issue 15 days Notice after completion of habitable condition of First Party's Allocation to the First Party for taking Possession of his allocation. If the First Party for taking Possession of their allocation is unable and/or fails or neglects to take Possession within the specified period in that case the Second Party shall have the right to give, possession and execute and register the Deeds in favour of their nominees and the First Party in that case will not protest in any way.

11. That the First Party/Owner shall have no claim on the sale proceeds of the said constructed area other than the First Party's portion of the constructed area of the proposed Building earmarked for them and described in the second Schedule hereunder written which shall rightfully belong to the Second Party/Developer in consideration of their investment and

endeavour in erecting the aforesaid Building on the land described in the First Schedule below.

12. That the First Party/Owner shall have no right of objection after delivery of possession of First Party's share of allocation of the said constructed area with proportionate share in the land other than the proposed portion of constructed area of the proposed building reserved for the First Party/Owner by the Sound Party/Developer to the intending Purchaser or Purchasers at the choice of the Second Party/ Developer herein.

13. That the First Party/Owner shall have no right of objection to the price to be claimed by the Second Party/Developer from her/its intending Purchaser or Purchasers in respect of the said constructed area other than the First Party's Flats as mentioned in the Second Schedule below of constructed area in the proposed building reserved for the First Party Owner herein.

14. That the First Party/Owner shall execute at the option of the Second Party the necessary documents and Conveyances in favour of the Second Party or their/its nominee or nominees i.e. the Intending Purchaser/Purchasers of the said constructed area which includes the Flats with proportionate undivided share

attributable to the land underneath the Building other than the Flats to be constructed for the First Party in the proposed Building reserved for the First Party/Owner or do such other things as would be deemed necessary for more fully assuring the right, title and Ownership of the Second Party or their nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats/Garages and with proportionate undivided share in the land se stated above.

15. That the Second Party shall complete the First Party's Flats in the said Premises as described in the Second Schedule below in all respect including completion of electrical connection, fittings and fixtures fixing up flush doors and windows, sanitary and plumbing works, plaster of parish for internal walls and painting (complete) and cement base colour in external walls and shall deliver possession of the same to the First Party herein 24 (Twenty Four) Months from the date of obtaining the Sanction Plan.

Be it noted that the construction will be done as per Specification of Sanction Plan to be Sanctioned by the K.M.C., and with First Class materials and good workmanship, materials

and workmanship shall comply with national relevant building code of practice with the supervision of LBS/Architect and the supervision shall be responsible for materials and workmanship and also for stability of Building. Failure of payment of damages or rectify the same breach of contract the Second Party will be solely liable and the First Party shall have the right to engage separate LBS/Architect for verifying the job to be done correctly.

The time of completion of construction will be 24 (twenty four) Months from the date of obtaining the Sanction Plan but all the above conditions if not be restrained for force-majeure. The time may also be extended for Six Months more for above reasons. Save and except force-majeure if the Developer fails to complete construction within 24 (twenty four) Months as referred above, the Developer will pay Rs.1,000.00 (Rupees One Thousand) only per month and thereafter no time will be allowed and the Owner will take Possession as it where it basis of the entire building keeping all liabilities in the shoulder of Second Party.

16. This Agreement will not be treated as Partnership between the First Party and Second Party but to be assessed as

Agreement for Sale of the said Property by the First Party to the Second Party. The Second Party is giving right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.

17. The Building will be constructed for Residential-cum-Commercial purpose as per Sanction Plan.

18. The Second Party/Developer declare that they have entered into this Agreement after fully satisfying the title of the First Party/Owner.

19. Save and except the expenditure of Owners' Allocation all out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed / Deeds of Conveyance or Conveyance and other assurance in respect thereof in connection with the Second Party's Allocation including Stamp Duty and Registration charges shall be borne and paid by the Second Parry and/or their/its nominees alone.

20. And this Agreement further witnessed that in consideration of the Developer having covenants with the Property herein below appearing with the terms, conditions, mentioned herein on the assurance and guarantee of the Owner as to protection and

indemnity against any possible claim by any person or persons, relations whatsoever or any Authority the Owner- do hereby and hereunder agreed to indemnity and at all times keep indemnified the Developer against all such possible claims and demands including part payment paid or to be paid in respect of the Schedule below Property.

21. The Second Party/Developer shall indemnify and keep indemnified and harmless the First Party/Owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party/Owner on account of arising out any of these terms or any law, rules or regulations or due to accident or any mischief during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

22. The Second Party/Developer will be solely liable if the Building be demolished or fell down during the tenure of the construction or later and the First Party will not in any way either Criminally or in Civil be liable in any manner, whatsoever.

23. The Developer will provided the Owner with a two bed rooms flat for temporary accommodation of the Owner during

the construction of the new building till re-instate the Owner in the new building at the cost of the Developer.

24. After getting vacant possession from the Owner the Developer will demolish the existing structure of the said Premises and shall take the debris in his own account to which the Owner shall have no claim or say in any way whatsoever.

25. In case of any dispute or differences or questions concerning the time period completion of period of work and handing over the possession, to the Owner save and except force-majeure the same shall be referred to the Sole Arbitrator to be chosen by both parties and the decision of the said Arbitrator will be final, under the provision of Indian Arbitrator Act, 1940, and/or any other Statutory modification and/or enactment.

The Jurisdiction of the Court will be at Alipore within South 24 Parganas and High Court at Calcutta.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description Of Entire Property)

ALL THAT land measuring 6 Cottahs 0 Chittacks 44 Square Feet, a little more or less **TOGETHER WITH** pucca

building measuring 643 Square Feet, a little more or less at Premises No. 229, Kalitala Park. Post Office & Police Station - Bansdroni, Kolkata 700 070 District South 24 Parganas, within Kolkata Municipal Corporation Ward No. 113, lying and situated at District South 24 Parganas, Sub Registration Office Alipore Pargana -Magura, District Collectory Touzi Nos. 63 J. L. No. 45, R. S. No. 381, Mouza -Bansdroni, R. S. Khatian No. 516 and 605, R. S. Dag No. 725 and 724 respectively being, Premises No. 229, Kalitala Park, Post Office & Police Station- Brandroni, Kolkata 700070 District South 24 Parganas, within Kolkata Municipal Corporation Ward No. 113, under Assessee No. 31-113-12-0229-9, and the total Property is butted and bounded by:-

- ON THE NORTH** : Building of another person;
- ON THE SOUTH** : By Premises "No." 28/1 and 186/1, Kalitala Park;
- ON THE EAST** : Building of another person;
- ON THE WEST** : 60' wide Kalitala Park Road;

THE SECOND SCHEDULE ABOVE REFERRED TO :
(Owner's Allocation)

ALL THAT 15% of the sanctioned F.A.R. to be completed in all respect and the Flat to be allotted in First Floor and Second Floor of the newly constructed building together with undivided proportionate share of land and common areas and amenities of the said building along with 15% share of benefit and interest or sanctioned Plan mentioned in **THIRD SCHEDULE** hereunder written.

AND

b. The Developer will pay the Owner the sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only as Security Deposit in the following manner:

Sl. No.	Particulars	Cheque No.	Bank/Branch	Amount (Rs.)
(i)	Simultaneously with signing of the Agreement	024933	AXIS Bank	Rs.25,00,000/-
(ii)	Within One Month from this date	024932	AXIS Bank	Rs.10,00,000/-
Total :				Rs.35,00,000/-

The Security Deposit will be refunded by the Owner to the Developer on or before taking delivery of Owner's allocation from the Developer. Be it specifically mentioned that the Developer will not hand over the Owner's allocation unless and until refund of the Security Deposit by the Owner to the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Developer's Allocation)

ALL THAT 55% of the sanction F.A.R. in the new building (save and except the Owner's Allocation in the new building) TOGETHER WITH undivided indivisible proportionate share of land underneath the said building and common areas and facilities and together with the absolute right on the part of the Developer to transfer the same to the Intending Purchasers along with 55% share of benefit and interest of sanctioned Plan mentioned in the **THIRD SCHEDULE** hereunder written.

SPECIFICATION OF CONSTRUCTION THE FLAT

A. FOUNDATION :-

Building is designed on R.C.C. footing and frame.

- B.** All the external shall be 10" thick bim with cement plaster.
All internal partition walls are 5" thick brick with both side cement plaster.

C. DOORS :-

The Main Entrance Door will be of decorative Malayasian sal teak finish with eyeball. The Doors are with commercial Latch. The wiring will be concealed design having adequate numbers or points for light fan and power sockets at all

necessary places. The other doors will be of Flash Doors will highly polished.

D. WINDOWS :-

All Windows are of aluminium windows with thick grill.

E. FLOORING :-

All the flooring shall be in good quality of floor tiles (2'x2") as per choice of the Developer.

F. TOILETS :-

All the Toilets shall have 450 mm height white Tiles as per the choice of the Developer, marble Kitchen shall have 100 mm high Tiles finish with marble Platform 450 mm wide and front of the Platform shall have 750 mm glaze white tiles finish and sink black stone/steel.

G) INTERNAL FINISH TO WALLS :-

All internal walls and ceiling or living rooms and Verandah and Bed Rooms shall be finished in plaster of parish.

H) EXTERNAL PAINTING :-

The ext. portion of window or grills to be painted of natural Colour.

I) SANITARY AND PLUMBING :-

Am me informal horizontal soil and waster water pipes shall be 50 min to 100 mm dia cast F.V.C. pipes jointed in lend and

concealed in floor and walls. All the external vertical soil, vent and waste water pipes shall be in 50mm to 100 mm dia cast P.V.C. Type joint with WILLI COM cut composed on walls. All the rain water pipes shall be 100 mm to 150 mm dia in good quality asbestos/PVC Pipes/Polymer Pipes. All the water supply pipes shall be P.V.C. internal pipes exposed on walls. All the sanitary fittings and fixtures shall be of standard good qualities and each flat shall be provided with commode.

J) WATER SUPPLY :-

Each Flat will be provided with separate water supply line from R.C.C. overhead water tank overhead water tank shall be filled up by water PUMPS from underground water reservoir.

K) ELECTRIFICATION :-

All the internal wiring shall be concealed, all wires shall be of copper, all switchboards of M. S. Flush with the walls with acrylic cover, all switches of good quality shall be provided and approved by the Architect.

Each Bed Room shall be provided with 2 Light points 1 Fan Point + 1.5 amp Plug Point + 1 Night Lamp Point.

Each Drawing and Dining Hall shall be provided with 3 Light Points + 2 Fan Points + 1 Point for Refrigerator, 1 T.V. Point + 1 Call bell point. Such Kitchen shall be provided with one Light Point + 1.15 amp Plug Point, One Exhaust Fan Point. Such toilet shall be provided with one exhaust point, one geyser point, one plug point.

Each varandah shall be provided one Light Point only.

Four passenger lift will be provided.

L) SANITARY FITTINGS :-

Toilet shall be provided with one commode side tap, one basin, one shower, with mirror, one sawar, two taps.

For kitchen :- one sink (still) and upper and lower tap one each.

M) ELECTRICAL FITTINGS :-

Kitchen :- one exhaust point, one plug point, one light point.

Living: two fan points, three light points. one T.V. and two plug points

Bed rooms :- Two light points, one night lamp, one fan point, one plug point in each toilet one geyser point in one toilet only.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures on this agreement on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in presence of:

WITNESSES :-

1.

Ajoy Mukherjee
86 Kat Ranjit Mukherjee
1/26 Regent Colony
Kd-60

[Signature]

Signature of the owners

2. Subhaschandra Ghosh

B-86/3 Satyajit Park
Bandroni Kol-70.

[Signature]

Nirupam Chakrabarty

Signature of the Developer

Drafted by me :

Alokesh Datta

Advocate
High Court, Calcutta

WB-555/2080

RECEIVED from the within named Developer the within mentioned sum of Rs.35,00,000/- (Rupees Thirty lakhs) only towards the deposit amount as per the memo below :-

MEMO OF CONSIDERATION

Sl. No.	Particulars	Cheque No.	Date	Bank/Branch	Amount (Rs.)
(i)	Simultaneously with signing of the Agreement	024933	06.05.2025	AXIS Bank	Rs.25,00,000/-
(ii)	Within One Month from this date	024932	05.06.2025	AXIS Bank	Rs.10,00,000/-
Total :					Rs.35,00,000/-

(Rupees Thirty five lakhs only)

WITNESSES :

1. *Ajay Mohan*

2. *Subhaschandra*

Dinesh Mondal

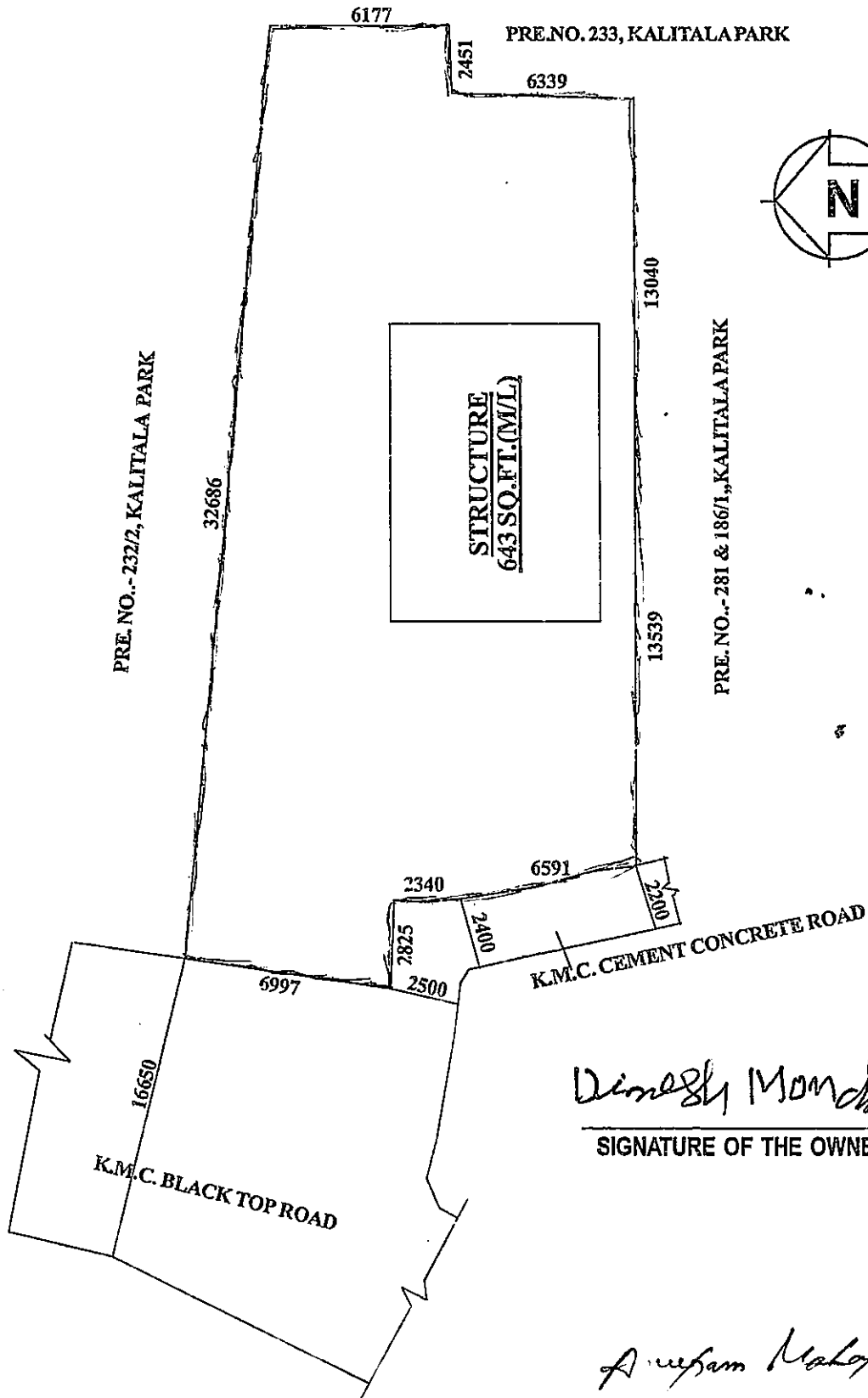
(SIGNATURE OF THE OWNER)

SITE PLAN OF PREMISES NO. 229, KALITALA PARK, POST OFFICE & POLICE STATION - BANSDRONI, KOLKATA-700070, WITHIN KOLKATA MUNICIPAL CORPORATION WARD NO. 113, PARGANA-MAGURA, DISTRICT COLLECTORY TOUZI NOS. 63 J. L. NO. 45, R.S. NO. 381, MOUZA-BANSDRONI, R.S. KHATIAN NO. 516 & 605, R.S. DAG NOS. 725 & 724 RESPECTIVELY, DISTRICT SOUTH 24 PARGANAS.

AREA OF LAND MEASURING 6 COTTAHS 0 CHITTACKS 44 SQUARE FEET (M/L)

AREA OF STRUCTURE : 643 SQUARE FEET (M/L)

(AREA SHOWN IN RED BORDER)



Dinesh Mondal

SIGNATURE OF THE OWNER

Ninupam Mahapatra

SIGNATURE OF THE DEVELOPERS

Traced by:
A. Ghosh
O.P. St.
Kol-70001



Government of West Bengal

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16052001045434/2025	Serial No/Year	1605000701/2025
Transaction id	0001126054	Date of Receipt	06/05/2025 1:24PM
Deed No / Year	I - 160500619 / 2025		
Presentant Name	Shri Dinesh Mondal		
Land Lord	Shri Dinesh Mondal		
Developer	ONLINE BUILDERS PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Total Setforth Value	Rs. 35,00,000/-	Market Value	Rs. 71,67,226/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	471/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Suranjan Mukherjee	24908	25/04/2025	5,000/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	471/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 521/-

(MANIMALA
CHAKRABORTY)
ADDITIONAL DISTRICT
SUB-REGISTRAR

SPECIMEN SIGNATURE FORM FOR TEN FINGER PRINTS



Dinesh Mondal



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Anupam Chakrabarti



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Anupam Chakrabarti



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring

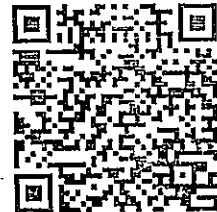


Little

(Right Hand)



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



050520252004968735

GRIPS Payment Detail

GRIPS Payment ID:	050520252004968735	Payment Init. Date:	05/05/2025 15:30:31
Total Amount:	40042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7810020682446	BRN Date:	05/05/2025 15:31:16
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

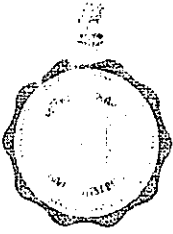
Depositor's Name: Mr Alokesh Dalai
Mobile: 9830450268

Payment(GRN) Details

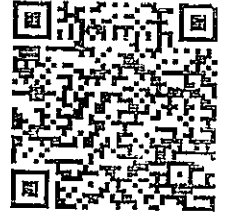
Sl. No.	GRN	Department	Amount (₹)
1	192025260049687378	Directorate of Registration & Stamp Revenue	40042
Total			40042

IN WORDS: FORTY THOUSAND FORTY TWO ONLY.

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



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



192025260049687378

GRN Details

GRN:	192025260049687378	Payment Mode:	SBI Epay
GRN Date:	05/05/2025 15:30:31	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7810020682446	BRN Date:	05/05/2025 15:31:16
Gateway Ref ID:	512530900497	Method:	State Bank of India UPI
GRIPS Payment ID:	050520252004968735	Payment Init. Date:	05/05/2025 15:30:31
Payment Status:	Successful	Payment Ref. No:	2001045434/4/2025
[Query Nu/*/Query Year]			

Depositor Details

Depositor's Name:	Mr Alokesh Dalai
Address:	High Court Calcutta
Mobile:	9830450268
Period From (dd/mm/yyyy):	05/05/2025
Period To (dd/mm/yyyy):	05/05/2025
Payment Ref ID:	2001045434/4/2025
Dept Ref ID/DRN:	2001045434/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001045434/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001045434/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	35021
Total				40042

IN WORDS: FORTY THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1605-00619/2025	Date of Registration	06/05/2025
Query No / Year	1605-2001045434/2025	Office where deed is registered	
Query Date	19/04/2025 1:10:39 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOKESH DALAI HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830450268, Status : Advocate		
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 : 35,00,000/-]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 71,67,226/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 35,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



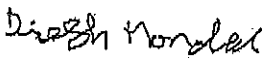
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KALITALA PARK, , Premises No: 229, , Ward No: 113 JI No: 45, Touzi No: 63 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Proposed	Use RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha 44 Sq Ft	30,00,000/-	66,67,226/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					10.0008Dec	30,00,000 /-	66,67,226 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	643 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 643 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		643 sq ft	5,00,000 /-	5,00,000 /-	



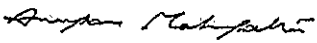
Land Lord Details :



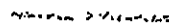
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Dinesh Mondal (Presentant) Son of Shri Jiban Krishna Mondal Executed by: Self, Date of Execution: 06/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office	Photo  06/05/2025	Finger Print  Captured LTI 06/05/2025	Signature  06/05/2025
229, Kallitala Park South, City:- Not Specified, 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 Date of Birth:XX-XX-1XX5 , PAN No.: BBxxxxxx0B, Aadhaar No: 50xxxxxxxx3851, Status :Individual, Executed by: Self, Date of Execution: 06/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	ONLINE BUILDERS PRIVATE LIMITED 2/65, Surya Nagar, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX0 , PAN No.: aaxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Anupam Mahapatra Son of Shri Gopal Mahapatra Date of Execution - 06/05/2025, , Admitted by: Self, Date of Admission: 06/05/2025, Place of Admission of Execution: Office	Photo  May 6 2025 1:16PM	Finger Print  Captured LTI 06/05/2025	Signature  06/05/2025
2/65, Surya Nagar, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ALxxxxxx9G, Aadhaar No: 64xxxxxxxx4482 Status : Representative, Representative of : ONLINE BUILDERS PRIVATE LIMITED (as Director)				

Name	Photo	Finger Print	Signature
Mr NIRUPAM MAHAPATRA Son of Mr GOPAL MAHAPATRA Date of Execution - 06/05/2025, , Admitted by: Self, Date of Admission: 06/05/2025, Place of Admission of Execution: Office		 Captured	
May 6 2025 1:17PM	LTI 06/05/2025	06/05/2025	
2/65, SURYA NAGAR, N S C BOSE ROAD, City:- Kolkata, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ALxxxxxx8H, Aadhaar No: 80xxxxxxx1933 Status : Representative, Representative of : ONLINE BUILDERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Mukherjee Son of Ranjit Mukherjee 1/26, Regent Colony, NSC Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040		 Captured	
06/05/2025	06/05/2025	06/05/2025	
Identifier Of Shri Dinesh Mondal, Shri Anupam Mahapatra, Mr NIRUPAM MAHAPATRA			

Transfer of property for L1-

Sl.No	From	To. with area (Name-Area)
1	Shri Dinesh Mondal	ONLINE BUILDERS PRIVATE LIMITED-10.0008 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dinesh Mondal	ONLINE BUILDERS PRIVATE LIMITED-643.00000000 Sq Ft

Endorsement For Deed Number : I - 160500619 / 2025

On 06-05-2025

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 12:55 hrs on 06-05-2025, at the Office of the A.D.S.R. ALIPORE by Shri Dinesh Mondal, 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 71,67,226/-

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

Execution is admitted on 06/05/2025 by Shri Dinesh Mondal, Son of Shri Jiban Krishna Mondal, 229, Kalitala Park South, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr Ajay Mukherjee, , Son of Ranjit Mukherjee, 1/26, Regent Colony, NSC Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

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

Execution is admitted on 06-05-2025 by Shri Anupam Mahapatra, Director, ONLINE BUILDERS PRIVATE LIMITED (Private Limited Company), 2/65, Surya Nagar, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Ajay Mukherjee, , Son of Ranjit Mukherjee, 1/26, Regent Colony, NSC Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

Execution is admitted on 06-05-2025 by Mr NIRUPAM MAHAPATRA, Director, ONLINE BUILDERS PRIVATE LIMITED (Private Limited Company), 2/65, Surya Nagar, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Ajay Mukherjee, , Son of Ranjit Mukherjee, 1/26, Regent Colony, NSC Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,021.00/- (B = Rs 35,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2025 3:31PM with Govt. Ref. No: 192025260049687378 on 05-05-2025, Amount Rs: 35,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7810020682446 on 05-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24908, Amount: Rs.5,000.00/-, Date of Purchase: 25/04/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/05/2025 3:31PM with Govt. Ref. No: 192025260049687378 on 05-05-2025, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7810020682446 on 05-05-2025, 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 1605-2025, Page from 27274 to 27316

being No 160500619 for the year 2025.



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.05.13 14:09:39 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 13/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**