

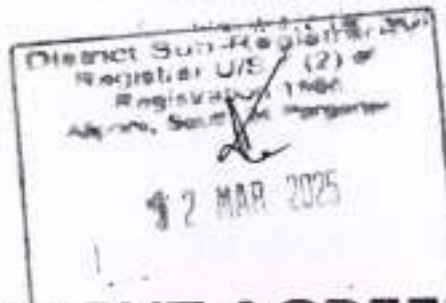
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 30618



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made.....^{12th}..... on this
.....day Of.....^{March}.....(Two Thousand Twenty Five)
2025.

BETWEEN

WISPANDAN PROJECTS PVT.LTD. 1

Kamal Das

Director

03 JUN 2024

1082

No. ₹ 100/- Date

Name : **KAMAL DAS**
Address : 7/1A, Hazra Road
Edcon Chamber
Kolkata - 700 026

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



Abhay Inda Das
S/o Late S. Das
26, R. P. Lane
Koi-26
P.S. & P.O. Malighat

(1) **SMT. DIPALI BHOWMICK** (PAN NO. AZHPB9707B) & (Aadhaar No. 2070 3093 4970) Daughter of Late Sarada Prasana Tarafder , Indian national, by faith Hindu, by occupation House wife (2) **SRI JAYANTA BHOWMICK** (PAN NO. AFHPB9245G) & (Aadhaar No. 4066 1880 0915) Son of Late Gurudas Bhowmick, an Indian national, by faith Hindu, by occupation Service presently residing at 100, Selimpur Road PO.- Dhakuria, P.S - Garfa, Ward - 92 Kolkata 700031 an Indian national, by faith Hindu, by occupation Business, hereinafter jointly referred to as the **OWNERS** of the **ONE PART**.

AND

WI SPANDAN PROJECTS PVT. LTD. (PAN NO. AABCW4190P) a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O Kalighat, P.S.- Bhawanipore, Kolkata-700 026, represented by one of its Director **SRI KAMAL DAS, (AADHAAR:7644 1573 2461), (PAN:ADWPD1069K), (MOBILE:98300 24077)**, Son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 76/1, Selimpore Road, 'Debarati Apartment' 2nd and 3rd Floor, P.O. K. P. Roy Lane, P.S.-Garfa, Kolkata-700 031, hereinafter called and referred to as the '**DEVELOPER**' (which terms of expression shall unless repugnant to the context be deemed to mean and include the said Firm's successors-in-office and the respective heirs, Legal Representatives, Successors, Executors, Administrators and assigns of the Partners thereof) of the **SECOND PART**.

WHEREAS by virtue of an Indenture of Sale (Saf Bikray Kobala) dated 16/11/1954 duly registered in the office of the District Registrar, 24-Parganas and recorded in Book No. 1, Volume No. 45, Pages 224 to 227, Being No. 4242, for the year 1954, one Abinash Chandra Bhowmick actually purchased by his own fund as 'Benamdar' in the name of his wife, namely, Smt. Hemanta Kumari Bhowmick and son, namely, Sri Guru Das Bhowmick both of 42, Scot Lane, Calcutta, jointly purchased from the then owner Sri Nishi Kanta Dev son of Late Guru Charan Dey of 62, South End Park, P.S. Tollygunge, Dist. 24-Parganas **ALL THAT** piece and parcel of Rayata Sithitibanh Swatta Danga Land, measuring more or less 9 (nine) Decimals, lying and situated in Mouza-Dhakuria, Touzi No. 230-233, J.J. No. 18, R.S. No. 5 comprised in R.S. Dag No. 1481, appertaining to R.S. Khatian No. 210, within P.S. Tollygunge, Sub-Registry Office, Alipore in the District of 24-Parganas together with all user and easement rights and all other rights, benefits, privileges and facilities etc. attached therein and thereto and since purchase the said (i) Smt. Hemanta Kumari Bhowmick and (2) Sri Guru

Das Bhowmick had been enjoying the same peacefully and uninterruptedly as joint owners by paying Govt. Revenues, rent and taxes to with the appropriate authority concerned **AND WHEREAS** in course of peaceful use, occupation and enjoyment of the said landed property they got the same duly mutated in the Assessment Record of the Calcutta Corporation and the same became known and numbered as Premises No. 100, Selimpur Road, P.S. Jadavpur, Calcutta-700031 **AND WHEREAS** thereafter the said Abinash Chandra Bhowmick erected one storied pucca structure at the said premises at his own costs and arrangement by obtaining a Sanction Building Plan duly sanctioned by the Corporation of Calcutta.

AND WHEREAS in course of peaceful use, occupation and enjoyment of the aforesaid Bastu land property measuring more or less 9 (Nine) Decimals or 5 (Five) Cottahs 7 (seven) chittaks together with one storied pucca structure measuring 815 sq.ft. covered structural area, the said (1) Smt. Hemanta Kumari Bhowmick wife of Sri Abinash Chandra Bhowmick and (2) Sri Guru Das Bhowmick son of Sri Abinash Chandra Bhowmick both of 100, Selimpur, P.S. Jadavpur, Calcutta-700031, jointly executed and registered a 'Na-Dabi Patra' i.e. 'No-Claim Deed' dated 19/6/1967 unto and in favour of their husband & father respectively, namely, Sri Abinash Chandra Bhowmick son of Late Barada Kanta Bhowmick of 100, Selimpur, P.S. Jadavpur, Calcutta and the said Deed was duly registered in the office of the Sub-Registrar of Alipore at Alipore, Dist. 24-Parganas and recorded in Book No. 1, Volume No. Pages 4 to 6, Being No. 4438 for the year 1967.

AND WHEREAS in terms of the said registered 'Na-Dabi Patra' i.e. 'No-Claim Deed' the said Abinash Chandra Bhowmick thus became the sole and absolute rightful owner, seized and possessed of and otherwise well and sufficiently entitled to the said Danga now Bastu Land, measuring more less 9 (Nine) Decimals or 5 (five) Cottahs 7 (seven) chittaks be the same a little more or less together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon, lying and situated in Mouza- Dhakuria, Touzi No. 230-233, J.L. No. 18, R.S. No. 5 comprised in R.S. Dag No. 1481, appertaining to R.S. Khatian No. 210, being known and numbered as Calcutta Corporation Premises No. 100, Selimpur Road, Calcutta, within P.S. Tollygunge, thereafter Jadavpur, now Garfa, Sub-Registry Office, Alipore in the District of 24-Parganas (South) together with all user and easement rights and all other rights, benefits, privileges and facilities etc. attached therein and thereto.

AND WHEREAS the said Sri Abinash Chandra Bhowmick, while thus was absolutely seized and possessed of and in peaceful enjoyment of the said property as its sixteen annas owner he executed and registered a Deed of Settlement dated 19th June, 1967, duly registered in the office of Sub-Registrar of Alipore at Alipore, South 24-Pargana and recorded in Book No. , Volume No.94, Page from 7 to 10, Being No. 4439 for the year 1967 unto and in favour of his wife Smt. Hemanta Kumari Bhowmick and one son Sri Gurudas Bhowmick as the only beneficiaries of the said Deed of Settlement on condition that during his life time he will remain exclusive owner of the aforesaid landed property of Premises No. 100, Selimpur Road, P.S. Jadavpur, Calcutta and after his demise the said property shall be devolved upon the said beneficiaries i.e. wife Smt. Hemanta Kumar Bhowmick and one son Sri Gurudas Bhowmick and they shall be the joint owners of the offersaid Bastu land measuring 9 Decimals or 5 (five) cottahs 7 (seven) chittaks more or less together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon , lying and situated at Corporation Premises No. 100, Selimpur Road, P.S. Jadavpur, Now Garfa, Kolkata - 700031, Ward No. 92.

AND WHEREAS in course of peaceful use, occupation and enjoyment of the said property as its sixteen annas owner, the said Abinash Chandra Bhowmick died on 18-06-1973 and thereafter his wife Hemanta Kumari Bhowmick also died intestate on leaving behind their said son Sri Gurudas Bhowmick, being the only surviving beneficiary of the said Deed of Settlement, being Deed No. 4439 for the year 1967, who by virtue of said Deed of became the sole and absolute owner of the aforesaid Bastu land measuring more or less 9 Decimals or 5(five) Cottahs 7 (seven) Chittaks be the same a little more or less together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon lying and situated at Corporation Premises No. 100, Selimpur, P.S. Jadavpur, Now Garfa, Kolkata - 700031, Ward No. 92 and he had been possessing, occupying and enjoying the said property as sole and absolute sixteen annas owner thereof. free from all encumbrances.

AND WHEREAS the said Gurudas Bhowmick, died intestate on 08-02-1996 leaving behind surviving his wife Smt. Dipali Bhowmick and her only son Sri Jayanta Bhowmick as his only legal heirs, successors and legal representatives , who by virtue of inheritance thus have become the absolute joint owners of the aforesaid Bastu land , measuring more or less 9 Decimals i.e. **5(Five) Cottahs 7 (seven) Chittaks** together with one storied pucca structure having 815 sq.ft. covered structure standing thereon, lying and situated at Corporation Premises No. 100, Selimpur Road, P.S. Jadavpur, now Garfa, Kolkata -

700031, Ward No. 92 and they have been possessing, occupying and enjoying the said property as sole and absolute sixteen annas joint owners thereof, free from all encumbrances.

AND WHEREAS in the manner aforesaid, by virtue of inheritance, the said **Smt. Dipali Bhowmick & Sri Jayanta Bhowmick** (the **Owners / first Party** herein) while thus are absolutely seized and possessed of and in peaceful enjoyment of the said Bastu land property measuring more or less **9 Decimals i.e. 5 (five) Cottahs 7 (seven) chittaks** together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon, without any claim, demand or obstruction of any other person or persons, got their names mutated and/or recorded in the Assessment Records of the Kolkata Municipal Corporation and the said property has become known and numbered as K.M.C. Premises No. 100, Selimpur Road, P.S. Jadavpur, now Garfa, Kolkata - 700031, under Ward No. 92 of the Kolkata Municipal Corporation, **Assessee No. 210922404203**.

AND WHEREAS in the manner aforesaid by virtue of said Deed of Settlement the said **Smt. Dipali Bhowmick & Sri Jayanta Bhowmick** (the present **Owners/first party** herein) thus have become the sole and absolute joint owners, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Rayata Sthitiban Swatta Bastu Land, measuring more or less **9 (nine) Decimals or 5 (five) cottash 7 (seven) chittaks**, together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon, lying and situated in Mouza0 Dhakuria, Touzi No. 230-233, J.L. 18, R.S. No. 5 comprised in R.S. Dag No. 1481, appertaining to R.S. Khatain No. 210, within P.S. Tollygunge, now Jadavpur, being known and numbered as K.M.C. Premises No. 100, Selimpur Road, P.S. Garfa, Kolkata - 700031, under Ward No. 92 of the Kolkata Municipal Corporation, **Assessee No. 210922404203**, Sub-Registry Office, Alipore in the District of 24-Parganas together with all user and easement right and all other rights, benefits, privileges and facilities etc. attached therein and thereto, as more particularly described in the Schedule "A" hereunder written.

AND WHEREAS the Owners herein has decided to construct a multi storied building on the said land, more fully ad particularly described in the schedule 'A' written hereunder, by way of deploying an experienced Developer with sound financial capability and came in contact with the Developer herein who is agreed to develop the 'A' schedule land and construct thereon a multi storied

building as permitted by the Building Rules and Regulations of the Kolkata Municipal Corporation Authority.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and

between the parties hereto as follows:

ARTICLE - I- DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with)

- 1A. 1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A. 2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for Construction on the said Premises.
- 1A. 3 **OWNERS** shall mean, the said (1) Smt. Dipali Bhowmick (2) Sri Jayanta Bhowmick representatives and assigns.
- 1A. 4 **DEVELOPER** shall mean and include the said **WI SPANDAN PROJECTS PVT. LTD.** and its successor or successors, in interest, transferors nominee/s and/or assigns.
- 1A. 5 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways, roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A. 6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for Independent use and occupation including the space demarcated for common Facilities and services.
- 1A. 7 **PREMISES** shall mean and include ALL THAT the piece or parcel of land admeasuring about 05 Cottahs 07 Chattaks be the same little more or less together with the partly two storied building and other structures

standing thereon and lying situate at and/or being municipal premises No. 100, Selimpur Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata- 700031 Ward No 92 the Kolkata Municipal Corporation and is morefully and particularly Mentioned and described in the **FIRST SCHEDULE** hereunder written.

- 1A. 8 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises With such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A. 9 **OWNERS ALLOCATION** shall mean and include 50% of the constructed space of the Said New Building **PART-I of the SRECOND SCHEDULE** hereunder written.
- 1A. 10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the constructed space of The said New Building **PART-II of the SECOND SCHEDULE** hereunder written.
- 1A. 11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition lockout, epidemic, pandemic, lockdown strike go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies KOLKATA Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.
- 1A. 12. **NOTICE** shall mean and include all notices to be served hereunder by either of the Parties to the other by registered post with acknowledgement due at the last known Address of the parties hereto.
- 1A. 13. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act ,1961 and the Transfer of Property Act.

- 1A 14 The Developer shall complete the entire construction within 26 **months** date signing this development agreement and power of attorney.

In the interpretation of this Agreement unless the context otherwise requires :

- 1B. 1. Reference to a statutory provision includes a reference to any modification consolidation Or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B. 2. Words denoting one gender include all other genders.
- 1B. 3. Words denoting singular include the plural and vice versa.
- 1B. 4. Words denoting persons include firms and corporations and vice versa and also include heir respective heirs, personal representatives, successors in title or permitted assigns as the case may be.
- 1B. 5. Where a word or phrase is defined, other parts of speech and grammatical form of that word Or phrase shall have the corresponding meanings.
- 1B. 6. Any reference to an Article, Appendix, clause, Sub- Clause ,paragraph , sub - paragraph, Schedule or Recital is a reference to an article appendix, clause, sub-clause, paragraph, Sub-paragraph, schedule or recital of this Agreement.
- 1B. 7. Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.
- 1B. 8. Any reference to any agreement, instrument or other document (a)shall include all appendices, exhibits and schedules thereto and '(b) shall be a reference to such agreement instrument or other documents (a) shall include all appendices, exhibits and (b) shall be a reference to such agreement, instrument or other document as amended. Supplemented modified, suspended, restated or novated from time to time.
- 1B. 9. If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B. 10. The Schedules shall have effect and be constructed as an integral part of this agreement.

18. 11. The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
18. 12. Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
18. 13. The term "including" shall mean "including without limitation". Undertaking or anybody else Whomsoever to secure repayment of any loan taken or to be taken by the Owners for any Purpose whatsoever or howsoever.

ARTICLE – II REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owners have jointly and severally assured And represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners.
- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute joint owners with a marketable title in respect thereof.
 - b) The said Premises is free of all encumbrances, charges, liens, lispendens , attachments, trusts, Mortgages, trespass, debuttar, third party interference, whatsoever and/or howsoever.
 - c) That, no one else except the Owners herein have got any right, title interest, claim and /or Demand into or upon the said Premises.
 - d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
 - e) The said Premises is not subject to any notice of attachment under the Income Tax Act or Under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
 - f) Neither any Notice of Acquisition affects the said Premises nor is there any bar legal or Otherwise to develop the said Premises and sale of the various flats/units/spaces/units that shall be constructed thereon.

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Komal Das. 9
Director

- g) There is no road aliment and/or acquisition and/ or attachment proceedings pending in respect of the said Premises or any part thereof.
- h) The freehold interest and/or ownership interest in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever.
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the Said premises and/or their respective share into or upon the said Premises nor have entered into any agreement for development thereof.
- j) All Municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- k) The Owners are in peaceful and khas physical possession of the entirety of the said Premises and every part thereof and there is no tenant, trespasser, licensee, third party occupier within any part or portion of the said Premises.
- l) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act 1976.
- m) The Owners are competent to enter into this agreement and to carry out their respective Obligations, as mentioned herein.
- n) All the Owners are Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act.
- o) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and none of the Owners have suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

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ARTICLE -III – PERMISSION TO CONTRUST

3. That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owners both hereby appoint the developer as the exclusive Developer/Promoter/Builder for undertaking the Development of the said Premises.

ARTICLE -IV – PLANS & OTHERS

- 4.1 The Developer shall cause to have the re-assessment of the said Premises done including UAA in the records in the Kolkata Municipal corporation, the tax claims if any so made by the Kolkata Municipal Corporation shall be paid and borne by the Owners exclusively.
- 4.2 The Developer shall completed new building within 26 months from date of execution of Development agreement and development power of attorney if the tenant name Dilip Sengupta settle.
- 4.3 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alterations or modification which may be made therein from time to time.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay.
- 4.5 The Developer shall submit in the name of the Owners all application, plan and other papers and Documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be changed by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer.
- 4.6 The said New Building will be constructed erected and completed in accordance with the Specification detailed out in the FIFTH SCHEDULE hereunder written, **however** in the event the Developer shall be entitled to do so, but in the event of

such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

- 4.7. The Owners shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owners Allocation at the request of the Owners and for providing any additional facility or utility for the Owners Allocation.
- 4.8. If the developer fail to obtain sanction building plan from Kolkata Municipal corporation within 8 months and if settle one tenant Mr. Dilip Sengupta in time and/or make intentionality delay then the owner shall have every right to cancel the register agreement and register power of attorney.

ARTICLE- V -COST OF CONSTRUCTION /COMPLETION

The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction price rise in the cost of materials used for construction, price payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications. Supervision etc.

ARTICLE-VI – SPACE ALLOCATION & PAYMENTS

- 6.1 The Owners Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer Allocation is detailed out in **PART - II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 The Owners shall be entitled to deal with sell, transfer, grant leases and/or in any way dispose of their allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Owners shall be necessary or be required.
- 6.3 Similarly the Developer shall be entitled to deal with sell transfer grant leases and/or in any way dispose of its allocation and to receive realise and collect all sale proceeds, rents issues and profits arising there from and for which no further consent of the Owners shall be necessary or to be required.

ARTICLE -VII DELIVERY OF POSSESSION

- 7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation notify the same in writing to the Owners to vacate entire property within 90 days.
- 7.2 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them and the Owners shall not have any claim thereupon.
- 7.3 The Owners Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the said New Building is complete (hereinafter referred to as the **(COMPLETION DATE)**) and then the said New Building shall be deemed to be complete in all regards complete and habitable condition and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners Allocation and handover the copy of the completion certificate at the time of giving possession of the Owners Allocation to the Owners.
- 7.4 The Developer agree not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid building. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect to take possession of the Owners Allocation within 30 days from the date of issue of notice (hereinafter referred to as the said **(DATE OF POSSESSION)**).
- 7.5 Immediately after the completion of the said New Building and delivery of the possession of the Owners Allocation the Owner shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyance in respect of the undivided share or interest in the land In such part or parts as shall be required by the Developer in favor of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s.
- 7.6 The name of the project "**SPANDAN SIGNATURE**"

SPANDAN PROJECTS PVT.LTD.

Kamal Das

Director

ARTICLE – VIII – ARCHITECTS ENGINEERS ETC

- 8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect for the said New Building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

ARTICLE -IX - INDEMNITY

- 9.1 The Owners shall be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer Indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.
- 9.2 The Developer shall be fully responsible for any deviation or un-authorized construction accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or claims actions or proceedings thus arising.
- 9.3 The Owners will not be liable to pay any K.M.C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K.M.C. Tax in respect of the Owners Allocation, If Developer pay initially it will deducted at the time of position from owner allocation.
- 9.4 The Owners doth hereby as and by way of negative covenants undertake to the Developer. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the said Owners Allocation, or any part thereof without the consent in writing of the Developer.

ARTICLE -X -TAXES MAINTENANCE ETC.

10. 1 Both the Developer and the Owners shall equally pay all rates & taxes on and from the Date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owners shall be responsible

for due discharge of all rates taxes and outgoing in respect of the said Premises including all reassessment and/ or up to date assessment of taxes by the Kolkata Municipal Corporation.

- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of possession the Owners Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners Allocation is taken or not by the Owners.
- 10.3 The Owners and the Developer shall from the Date of Possession of the Owners Allocation maintain their respective portions at their own costs in a good and tenantable repair.
- 10.4 After the said New Building is completed and the Owners Allocation is delivered In a habitable condition the Developer and the Owners shall form an association of the Owners/occupants of the various flats in the said building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agree to make payment of the Proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 10.5 The Owners shall be liable to pay charges for electricity in or relating to the Owners Allocation wholly and proportionately relating to common parts.

ARTICLE – XI – OBLIGATION OF OWNER

- 11.1. The Owners shall grant a Power of Attorney in favor of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorizing the Developer to represent the Owners before the Kolkata Municipal Corporation, KMDA, CESC LTD. and other statutory authorities.
- 11.2 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest In the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the said New Building.

- 11.3 The Owners shall grant a registered power of attorney in favor of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favor of the Developer and/or its nominees/s in such part or Parts as the Developer may at its absolute discretion think fit and proper.
- 11.4 If anybody claim this property along with proper document Developer & Owners jointly Settle this matter. If pay any amount or any area it will be deducted from owners allocation.

ARTICLE-XII – MUTUAL OBLIGATION

- 12.1 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provision of Rules applicable for construction of the said building or buildings at the said Premises.
- 12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owners and the Developer hereby agree and covenants with each other to join And confirm all documents of transfer relating to sale of respective allocation in the In the said New Building at the said Premises.
- 12.4 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirely.
- 12.5 The respective parties i.e the Owners and the Developer shall be liable for payment Of all outgoing towards GST or any other tax, cess, levy and /or statutory outgoing Of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.
- 12.6 Nothing contained herein shall constitute a partnership between or joint venture by the Parties hereto and the parties herein are entering into these presents on principal to Principal basis.

ARTICLE -XII – BREACH AND CONSEQUENCES

- 13.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.
- 13.2 In the event of the Developer failing to complete the construction of the said New Building within 26 months subject to Force Majeure, from the date of commencement Of construction of the said New Building after sanction of the plan by the Kolkata Municipal Corporation then in that event the Developer shall be entitled to a grace period of 6 months, subject to Force Majeure and in spite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable and agrees to pay predetermined penalty & damages to be calculated @ Rs. 10000/- (Rupees Ten Thousand) only per month, for each month of delay, until issue of notice to the Owners notifying the completion of the Owners Allocation in the said New Building. The Developer shall continue to pay and/or incur the amount of outgo towards the alternate accommodation as agreed upon between the parties hereto as hereinbefore mentioned till delivery of Owners Allocation which is more specifically mentioned in the Second Schedule in the said New Building in complete and habitable condition.

ARTICLE – XIV - JURISDICTION

Courts at Kolkata and District Courts at Alipore alone shall have jurisdiction to Entertain and try all actions suits and proceedings arising out of this agreement

ARTICLE – XV - TENANT

The Developer will Sattle tenant Dilip Sengupta at his own cost or allocation.

WISPANDAN PROJECTS PVT.LTD.

Kamal Das,

Director

THE FIRST SCHEDULE ABOVE REFERRED TO(PREMISES)

AND WHEREAS in course of peaceful use, occupation and enjoyment of the said property as its sixteen annas owner, the said Abinash Chandra Bhowmick died on 18-06-1973 and thereafter his wife Hemanta Kumari Bhowmick also died intestate on leaving behind their said son Sri Gurudas Bhowmick, being the only surviving beneficiary of the said Deed of Settlement, being Deed No. 4439 for the year 1967, who by virtue of said Deed of became the sole and absolute owner of the aforesaid Bastu land measuring more or less 9 Decimals or 5(five) Cottahs 7 (seven) Chittaks be the same a little more or less together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon lying and situated at Corporation Premises No. 100, Selimpur, P.S. Jadavpur, Now Garfa, Kolkata - 700031, Ward No. 92 and he had been possessing, occupying and enjoying the said property as sole and absolute sixteen annas owner thereof, free from all encumbrances.

AND WHEREAS the said Gurudas Bhowmick, died intestate on 08-02-1996 leaving behind surviving his wife Smt. Dipali Bhowmick and her only son Sri Jayanta Bhowmick as his only legal heirs, successors and legal representatives, who by virtue of inheritance thus have become the absolute joint owners of the aforesaid Bastu land, measuring more or less 9 Decimals i.e. **5(Five) Cottahs 7 (seven) Chittaks** together with one storied pucca structure having 815 sq.ft. covered structure standing thereon, lying and situated at Corporation Premises No. 100, Selimpur Road, P.S. Jadavpur, now Garfa, Kolkata - 700031, Ward No. 92 and they have been possessing, occupying and enjoying the said property as sole and absolute sixteen annas joint owners thereof, free from all encumbrances.

AND WHEREAS in the manner aforesaid, by virtue of inheritance, the said **Smt. Dipali Bhowmick & Sri Jayanta Bhowmick** (the **Owners / first Party** herein) while thus are absolutely seized and possessed of and in peaceful enjoyment of the said Bastu land property measuring more or less **9 Decimals i.e., 5 (five) Cottahs 7 (seven) chittaks** together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon, without any claim, demand or obstruction of any other person or persons, got their names mutated and/or recorded in the Assessment Records of the Kolkata Municipal Corporation and the said property has become known and numbered as K.M.C. Premises No. 100, Selimpur Road, P.S. Jadavpur, now Garfa, Kolkata - 700031, under Ward No. 92 of the Kolkata Municipal Corporation, **Assessee No. 210922404203.**

AND WHEREAS in the manner aforesaid by virtue of said Deed of Settlement the said **Smt. Dipali Bhowmick & Sri Jayanta Bhowmick** (the present **Owners/first party** herein) thus have become the sole and absolute joint owners, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Rayata Sthitiban Swatta Bastu Land, measuring more or less **9 (nine) Decimals or 5 (five)**

cottah 7 (seven) chittaks, together with one storied pucca structure having 815 sq.ft. covered structural area standing thereon, lying and situated in Mouza0 Dhakuria, Touzi No. 230-233, J.L. 18, R.S. No. 5 comprised in R.S. Dag No. 1481, appertaining to R.S. Khatain No. 210, within P.S. Tollygunge, now Jadavpur, being known and numbered as K.M.C. Premises No. 100, Selimpur Road, P.S. Garfa, Kolkata - 700031, under Ward No. 92 of the Kolkata Municipal Corporation, **Assessee No. 210922404203**, Sub-Registry Office, Alipore in the District of 24-Parganas together with all user and easement right and all other rights, benefits, privileges and facilities etc. attached therein and thereto, as more particularly described in the Schedule "A" hereunder written.

ALL THAT 1) Smt. Dipali Bhowmick 2) Sri Jayanta Bhowmick they are the absolute owner of the property share partly one storied brick built dwelling house measuring about 5 cottahs 7 chatack building area 815 sq.ft. out of land 5 cottahs 7 chatacks more or less and situate lying at and being Premises No. 100, Selimpur Road, P.S. Garfa, P.O. Dhakuria, Kolkata-700031, and within the local limits of Kolkata Municipal Corporation, Ward No. 92.

ON THE NORTH : 8' ft. Wide Road
ON THE EAST : 88/1, Selimpur Road
ON THE SOUTH : 20' ft. Salimpur Road
ON THE WEST : 77A/1A, Selimpur Road

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART-I OWNERS ALLOCATION

1. - Entire flats area 1st and 2nd floor and 50% car parking area to the ground floor.

PART-II DEVELOPERS'S ALLOCATION

1. Entire flats area 3rd and 4th floor and 50% car parking area to the ground floor

- Roof - Roof shall remain open to all flats owners.

THE THIRD SCHEDULE ABOVE REFERRED TO(COMMON AREAS)

1. The foundation, columns, beams, supports, corridors, lobbies, stair, stairway, landing entrance exists, and pathways.
2. Drain and sewerage from the said Premises to the municipal duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers Common to the Premises.
4. Toilet in the ground floor of the Premises for the use of durwans, drivers, servants maintenance staff etc. of the said Premises.
5. Lift, lift well, lift machine and space thereof.
6. Boundary walls of the Premises including outside walls of the building and main gates.
7. Water Pump and motor with installation and space thereof.
8. Overhead and underground water reservoir water pipes and other command Plumbing installations and space required thereto.
9. Electrical wiring meters and fittings and fixtures for lighting the staircases lobby And other common areas (excluding those as are installed for any particular Unit) and spaces require thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(MAINTENANCE/COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Holding Organization) be necessary and in a proper and workman like manner all the

wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.

3. Keeping the private road in good repair and clean and tidy and edged where necessary And clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the property. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
6. Cleaning as necessary of the areas forming parts of the property.
7. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Developer may think fit.
8. Maintaining and operating the lift.
9. Providing and arranging for the emptying receptacles for rubbish.
10. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever(whether central and/or state and/or local) assessed charged or imposed upon or payable In respect of the said New Building or any part whereof including in respect of any apparatus, fitting utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individuals Owners/occupiers of any flat/unit.
11. Abating any nuisance and executing such works as may be necessary for complying with any notice served by s local authority in connection with the development or any part thereof so far as the same is not liability of or attribute to the Unit of any individual lessee of any Unit.
12. Generally managing and administering the development and protecting the amenities In the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.

13. Employing qualified accountant for the purpose of maintenance and auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
14. Complying with the requirements and directions of any competent authority and with the provisions of all status and all regulations orders and byelaws made there under relating to the building excepting those that are the responsibility of the Owners/occupier of any flat/unit.
15. The Purchase maintenance and renewal of firefighting appliances and the common Equipment as the Developer may from time to time consider necessary for the carrying Out of the acts and things mentioned in this schedule.
16. Administering the management organization staff and complying with all relevant status and regulations and orders thereunder all employing persons or firm to deal with these matters.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(MISCELLANEOUS)

1. It is agreed and recorded that the Developer shall complete the erection and construction of the said residential building at its own cost and expenses and in a good workmanlike manner and with good and high quality materials as per the selected brands of specification already mention page no.- 24 & 25.
2. It is agreed and recorded that the entire cost of construction, charges and salaries of Engineers, designers, architects and all other incidental expenses of whatsoever nature shall be borne and paid by the Developer and the owners shall not bear and pay any kind of or any amount or expenses of whatsoever nature in this regard.
3. It is agreed that the Developer shall at its own cost and expenses appoint and engage renowned architects and designers to cause preparation of plans to carry out construction of the said building and to engage masonry, carpentors, electricians, plumbers, sanitary engineer, labourers, artisans and all other persons required for construction of the said residential building and shall pay there fees, remuneration, wages, salaries and all other expenses of whatsoever nature and the Developer shall be fully responsible for all acts of commission or omission in respect of all of them.
4. It is agreed and recorded that the developer for and on behalf of the owners shall also be entitled to apply for and obtain at its own costs and expenses electric, water, sanitary, internet and other connection and / or other

amenities and facilities, electric meter deposit money will be born by owner for individual flat.

5. In this regard the Developers is hereby authorized and is entitled to
- a) Apply for and obtain all consents, approvals and / or permissions as may be necessary and / or required for undertaking development of the said property.
 - b) Take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the premises or any adjoining or neighboring premises and which need to be diverted as a result of the Development.
 - c) Install all electricity, water, telecommunications and surface and foul water damage to the premises and shall ensure that the same connect directly to the mains.
 - d) Serve such notices and enter into such agreements with statutory authorities as may be necessary to undertake the construction of the housing project.
 - e) Give all necessary or usual notices under any statute affecting the development and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in respect of development of the said property and the Developer also undertake to keep indemnified the Owners against all costs, charges, claims, actions, suits and proceedings.
 - f) Remain responsible for due compliance with all statutory requirements, whether local state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan sanctioned by the KMC authorities and has agreed to keep the Owners indemnified from and against all costs, charges, claims, actions, suits and proceedings.
 - g) Remain responsible for any accident and / or mishap taking while undertaking construction and completion of the said new building in accordance with the said plan which may be sanctioned by authorities concerned and has agreed to keep the Owners and each of them, saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
 - h) Comply or procure compliance with all conditions attached to the building permissions which may be granted during the course of the development of the building.
 - i) Comply with all statutes or enforceable codes of practice of the Kolkata Municipal Corporation or other authorities affecting the with structure or the development.

- j) Take all necessary steps and / or obtain all permissions approvals and / or sanctions as may be necessary and / or required and shall do all acts, deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said land with structure.
 - k) Incur all costs, charges and expenses for the purpose of construction, erection and completing the said new ground plus four storied building, strictly in accordance with the plan which may be sanctioned by the authorities concerned.
 - l) Not to expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the appointed staff at the site as may be necessary and/or required for the purpose of construction, erection and completion of the said residential building.
6. Time for delivery of the said New Building shall always remain the essence of the contract.
7. Immediately after sanction of the said plan and other permissions for undertaking construction is obtained the developer shall immediately commence and / or proceed diligently to execute and complete development of the said New Building.
8. The Developer should deliver possession of the said New Building to the Owners along with the completion certificate as issued by the Kolkata Municipal Corporation after due payment being made to the authority by the Developer.
9. Arbitration :
- All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and /or the said premises or determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and any other statutory modification or enactment for the time being thereto in force.
- A. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and / or directions.
- B. The parties agree and covenant with each other that they have full trust and faith in the Arbitrators and agree to abide by all their Awards and/or directions and not to challenge or dispute the same in any manner whatsoever or howsoever.

10. The Developer will bear cost of one modular Kitchen in the 1st floor owners flat.
11. The Developer will bear painting cost for owners 1st floor flat.

THE SIX SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

1. The building will be first class RCC framework and having outer wall of 8" thick first class brick and all partition walls of 5" thick in cement mortar as specified by the Architect. The inner walls are finished with plaster of Paris coating.
2. Door frame in Malaysian Sal Wood.
3. Decorative Aluminium windows matching with elevation.
4. All toilets will have complete 1st Class chinaware western fittings made by **CERA** International, high shower, made by **JAQUAR/ESCO** and geyser and exhaust fan Point provision, glazed tiles in bathroom up to a height of 6' (feet), towel stand, soap tray, shall be provided. Layers of waterproof membrane will protect the ceiling and floor of each toilet from water seepage. Bathroom fittings will have **JAQUAR/CERA INTERNATIONAL** Commodes & Basin will be of **CERA** International.
5. The apartments will have concealed wiring in PVC pipes as per ISI approved make, having adequate light points, etc. The electrical wirings should have adequate amperage capacity to take care of high current devices such as air conditioners, geysers, etc.
6. Kitchen will have granite finish working top and stainless steel sink. Tiles will be fitted up to a height of 3' (feet) from the top of cooking platform.
7. All open spaces such as balconies will have RCC railings as per design given by the Architect.
8. Cement will be Ultra Tech/Ambuja.
9. Adequate light points for general lightning will be provided and electrical wires should be copper wire like Finolex.

10. Proper boundary wall and boundary wall gate will be made as per design submitted by Architect.
11. Every apartment will have its own independent electric Finlox/mini-circuit breakers and control panels inside each flat and a meter at one common place as per CESC requirement.
12. Vitrified tiles (NITCO) brand.
13. Corporation water connection will be given at the new building.
14. Lift will be LT made almost five passenger capacity. Main motor shall be made by sharp.
15. Switches will be of Legrand brand/Indo Asian.
16. Plaster of Paris/Putty treatment for all walls including common areas.
17. Automatic electric tripping device to avoid overload will be provided separately for each flat.
18. Water reservoir ground storage tanks & concrete tanks on the roof will be provided.
19. Kirloskar/Crompton Pump of necessary capacity will be provided to lift water to the roof tank for new building.
20. Necessary Security provision for main door of devices of Godrej make will be made.
21. Steel all TMT bars.
22. ICI cement base paint (whether shield) will be provided for outside
23. Provision for C.C. TV on the Ground Floor.
24. At ground floor there will be one common toilet and security room.

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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata

In the presence of:

1. Binoy Pramanik
69F, Selimpur Road.
Kol-31

Jayanta Bhosnick
Dipali Bhosnick

2. Nalok Kumar Mukherjee
69F Selimpur Road.
Kol. 31.

(OWNERS)

SIGNED SEALED AND DELIVERED

By the **DEVELOPER** at KOLKATA.

in the presence of

1. Binoy Pramanik
69F, Selimpur Road.
Kol-31

2. Nalok Kumar Mukherjee
69F, Selimpur Road
Kol - 31.

WISPANDAN PROJECTS PVT.LTD.

Kamal Das .

Director












(DEVELOPER)

Drafted by me

Sudhas Ch. Chatterjee
WB/1507/77












Advocate

Alexpore Police Court
Kolkata- 700027

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






Name KAMAL DAS

Signature Kamal Das

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

Name

Signature Jayanta Bhosnick

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

Name

Signature Dipali Bhosnick



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100320252044014742

GRIPS Payment Detail

GRIPS Payment ID:	100320252044014742	Payment Init. Date:	10/03/2025 22:22:08
Total Amount:	39941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4318648687755	BRN Date:	10/03/2025 22:26:06
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: KAMAL DAS
Mobile: 9903218940

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250440147438	Directorate of Registration & Stamp Revenue	39941
Total			39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE 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



192024250440147438

GRN Details

GRN:	192024250440147438	Payment Mode:	SBI Epay
GRN Date:	10/03/2025 22:22:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4318648687755	BRN Date:	10/03/2025 22:26:06
Gateway Ref ID:	123401031	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	100320252044014742	Payment Init. Date:	10/03/2025 22:22:08
Payment Status:	Successful	Payment Ref. No:	2000684568/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	KAMAL DAS
Address:	76/1 SELIMPUR ROAD KOL 31
Mobile:	9903218940
Depositor Status:	Buyer/Claimants
Query No:	2000684568
Applicant's Name:	Mr ABHAY PADA DAS
Identification No:	2000684568/2/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	10/03/2025
Period To (dd/mm/yyyy):	10/03/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000684568/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2000684568/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1604-02446/2025	Date of Registration	12/03/2025
Query No / Year	1604-2000684568/2025	Office where deed is registered	
Query Date	07/03/2025 2:49:45 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,65,17,495/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



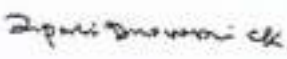


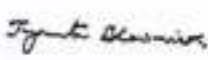
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 100, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak		1,60,74,339/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.9719Dec	0 /-	160,74,339 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	815 Sq Ft.	0/-	4,43,156/-	Structure Type: Structure
Gr. Floor, Area of floor : 815 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		815 sq ft	0 /-	4,43,156 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt DIPALI BHOWMICK Daughter of Late Sarada Prasana Tarafder Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	Photo  12/03/2025	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
100, Selimpur Road, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: azxxxxxx7b, Aadhaar No: 20xxxxxxxx4970, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
2	Name Shri JAYANTA BHOWMICK Son of Late Gurudas Bhowmick Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	Photo  12/03/2025	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
100, Selimpur Road, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: afxxxxxx5g, Aadhaar No: 40xxxxxxxx0915, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WISPANDAN PROJECTS PRIVATE LIMITED 7/1-a, HAZRA ROAD, Edcons Chamber, City:- Kolkata, P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri KAMAL DAS (Presentant) Son of Late Taraklal Das Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	Photo  Mar 12 2025 1:23PM	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
Debarati Apartment, 2nd And 3rd Floor, 76/1, Selimpur Road, City:- Kolkata, P.O:- K P Roy Lane, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: adxxxxxx9k, Aadhaar No: 76xxxxxxxx2461 Status : Representative, Representative of : WISPANDAN PROJECTS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHAY PADA DAS Son of Late S Das 26, K P LANE, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	 12/03/2025	 Captured 12/03/2025	 12/03/2025
Identifier Of Smt DIPALI BHOWMICK, Shri JAYANTA BHOWMICK, Shri KAMAL DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt DIPALI BHOWMICK	WISPANDAN PROJECTS PRIVATE LIMITED-4.48594 Dec
2	Shri JAYANTA BHOWMICK	WISPANDAN PROJECTS PRIVATE LIMITED-4.48594 Dec

SI.No	From	To. with area (Name-Area)
1	Smt DIPALI BHOWMICK	WISPANDAN PROJECTS PRIVATE LIMITED-407.50000000 Sq Ft
2	Shri JAYANTA BHOWMICK	WISPANDAN PROJECTS PRIVATE LIMITED-407.50000000 Sq Ft

Endorsement For Deed Number : I - 160402446 / 2025

On 12-03-2025

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 12-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri KAMAL DAS ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,17,495/-

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

Execution is admitted on 12/03/2025 by 1. Smt DIPALI BHOWMICK, Daughter of Late Sarada Prasana Tarafder, 100, Road: Selimpur Road, , P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Shri JAYANTA BHOWMICK, Son of Late Gurudas Bhowmick, 100, Road: Selimpur Road, , P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr ABHAY PADA DAS, , Son of Late S Das, 26, K P LANE, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

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

Execution is admitted on 12-03-2025 by Shri KAMAL DAS, Director, WISPANDAN PROJECTS PRIVATE LIMITED (Private Limited Company), 7/1-a, HAZRA ROAD, Edcons Chamber, City:- Kolkata, P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ABHAY PADA DAS, , Son of Late S Das, 26, K P LANE, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 10:26PM with Govt. Ref. No: 192024250440147438 on 10-03-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 4318648687755 on 10-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1082, Amount: Rs.100.00/-, Date of Purchase: 03/06/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 10:26PM with Govt. Ref. No: 192024250440147438 on 10-03-2025, Amount Rs: 39,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 4318648687755 on 10-03-2025, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 61419 to 61454

being No 160402446 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.03.13 10:32:59 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 13/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.