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Verified that the document is admitted to registration. The signature sheet/s and the counterpart sheet/s attached with this document are the part of this document.

Dist. Sub-Registrar
Alipore, South 24 Parganas

01 DEC 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 1st day of December, Two Thousand Twenty Five (2025)

BETWEEN

Poyel Seta.

SMT. BANDANA DASGUPTA, (PAN- AAIPD3129P & Aadhaar No. 9299 8972 3399), Date of Birth: 05.05.1948, wife of Rathin Dasgupta, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 8/3, Naskarpara Lane, Dhakuria, P.S.- Garfa, Kolkata - 700031 hereinafter called and referred to as the **OWNER/LANDLADY**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

CANDID PROJECT, PAN No.AASFC7363G, a Company Partnership firm having its office at 33/18A, Raja Subodh Chandra Mullick Road, 18 Shantipally, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata-700032, present office at 36F, Jheel Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata-700031 represented by its partners (1) **SRI ASHIS DEY**, PAN No. AGOPD8923B, Aadhaar No. 5415-3714-3868, Date of Birth: 25.01.1974, son of Sri Kali Das Dey, by faith-Hindu, by

Payel Laha

Nationality Indian, by occupation- Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and (2) **SRI TAPAN DAS**, PAN No.ADSPD6881F, Aadhaar No. 2279-0887-7701, Date of Birth: 03.02.1969 son of Late Indra Kumar Das, by faith-Hindu, by Nationality Indian, by occupation-Business, residing at 48, Raja Subodh Chandra Mullick Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 hereinafter called and referred to as the **DEVELOPER**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS One Sabita Chakraborty was the absolute owner therein of ALL THAT piece and parcel of Danga Bagan land measuring an area 3 Cottah 7 Chittaks 9 Sq. Ft. more or less lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205, Scheme Plot No.1 within the limits of Calcutta Municipal Corporation, P.S. Tollygunge then Jadavpur now

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Kasba, S.R. Alipore, District 24 Pargana purchased from The Subarban Co- Operative Colony Limited , Co- Operative Society registered on 29/01/1951 while thus seized and possessed the same she had recorded her name in the office of Calcutta Municipal corporation at Premises No.8 now renumbered as 8/3 Naskar Para Lane, Calcutta -700031 and paying taxes regularly and free from all sorts of encumbrances.

AND WHEREAS the said Sabita Chakraborty applied sanction building Plan to Tollygunge Municipality dated 26/06/1951 and construct a partly I storied & Partly II Storied Building at his own cost.

AND WHEREAS due to urgent need of money the said Sabita Chakraborty owner therein desire to sold, conveyed and transferred her landed property of ALL THAT piece and piece and parcel of Danga Bagan land measuring an area 3 Cottah 7 Chittaks 9 Sq. Ft. more or less along with Pucca partly I storied & Partly II Storied Building standing thereon lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205,

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Scheme Plot No.1, at Premises No.8 now renumbered as 8/3 Naskar Para Lane, Calcutta -700031 within the limits of Calcutta Municipal Corporation, P.S. Tollygunge then Jadavpur now Kasba, S.R. Alipore, Kolkata - 7000031 District 24 Pargana unto and in favour of Smt. Bandana Dasgupta, wife of Rathin Dasgupta executed on 05/08/1981 which was duly registered on S.R. Alipore, recoded in Book No.1, being Deed no.4014 for the year 1981

AND WHEREAS the said Smt. Bandana Dasgupta, wife of Rathin Dasgupta became the absolute owner of ALL THAT piece and piece and parcel of Danga Bagan land measuring an area 3 Cottah 7 Chittaks 9 Sq. Ft. more or less along with Pucca partly I storied & Partly II Storied Building standing thereon lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205, Scheme Plot No.1, at Premises No. 8/3 Naskar Para Lane, Kolkata -700031 within the limits of Kolkata Municipal Corporation under Ward No.92, Vide Assessee No.21-092-16-0032-3, P.S. now Kasba, S.R. Alipore, District - South 24

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Parganas which is morefully described in the Schedule "A" hereunder written.

AND WHEREAS the said Owner/ Landlady herein during seized and possessed in respect of the aforesaid landed property intends to develop the said property by constructing a G+III storied building structure thereupon, but due to lack of his sufficient funds and also incapability to make construction she is expecting to develop her said landed property through a Developer, but in the meantime the Developer herein came into close touch and knowing the intention of the Owner/ Landlady approached the Owner/Landlady to construct the new proposed building at the cost of the Developer on the landed property described in the Schedule-"A" below as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation on certain terms and conditions to which the Owner/Landlady agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows:-

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NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH

as follows :-

ARTICLE-I

1. **OWNER** : shall mean and include **SMT. BANDANA DASGUPTA**, (PAN- AAIPD3129P & Aadhaar No. 9299 8972 3399), wife of Rathin Dasgupta, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 8/3, Naskarpara Lane, Dhakuria, Kolkata - 700031.
2. **DEVELOPER**: shall mean and include **CANDID PROJECT**, PAN No.AASFC7363G, a Company Partnership firm having its office at 33/18A, Raja Subodh Chandra Mullick Road, 18 Shantipally, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata-700032, present office at 36F, Jheel Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata-700031 represented by its partners (1) **SRI ASHIS DEY**, PAN No. AGOPD8923B, Aadhaar No. 5415-3714-3868, son of Sri Kali Das Dey, by faith-Hindu, by Nationality Indian, by occupation-Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and (2) **SRI TAPAN DAS**, PAN No.ADSPD6881F, Aadhaar No. 2279-

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0887-7701, son of Late Indra Kumar Das, by faith-Hindu, by Nationality Indian, by occupation-Business, residing at 48, Raja Subodh Chandra Mullick Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032

3. **THE PREMISES** : shall mean and include **ALL THAT** piece and parcel of Danga Bagan land measuring an area **3 Cottah 7 Chittaks 9 Sq. Ft.** more or less along with Pucca partly I storied & Partly II Storied Building standing thereon lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205, Scheme Plot No.1, at **Premises No. 8/3 Naskar Para Lane, Kolkata -700031** within the limits of Kolkata Municipal Corporation under Ward No.92, Vide Assessee No.21-092-16-0032-3, P.S. now Kasba, A.D.S.R. Alipore, District - South 24 Parganas, which is more particularly described in the Schedule-"A" hereunder written.
4. **THE PROPOSED BUILDING** : shall mean and include G+III storied Building proposed to be constructed on the said

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premises conformity with the Building Plan to be sanctioned by the Kolkata Municipal Municipality

5. **THE BUILDING PLAN** : shall mean the Building Plan, Revise Plan/Plans to be prepared by the Architect for the construction of the building and will be sanctioned by the Kolkata Municipal Municipality
6. **THE SALEABLE SPACE/AREA** : shall mean and include the flats/units which would be sold by the Developer in respect of the Developer's allocation to the intending purchaser/purchasers which have to be constructed at the proposed building and the Developer have sole and absolute discretion to receive the earnest money, consideration amount from the intending purchaser/purchasers in respect of the property of the Developer's allocation at the said Premises.
7. **OWNER'S ALLOCATION** : shall mean and include that the owner/ Landlady herein shall be entitled to get 50% of constructed building of the proposed G+III storied building and Garage i.e. Entire First Floor, and one flat on the top floor measuring 50% of the total constructed area of the

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top floor and one 1 BHK Flat on the Ground Floor out of 50% of the Ground floor and rest portion for car parking space of the Proposed G+III storied building to be constructed over the said land as more particularly described in the Schedule-"A" hereunder written TOGETHER WITH the undivided impartible proportionate share of land and right to use and enjoy the common areas, facilities and amenities of the building. The said allocation is more particularly described in the Schedule-"B" hereunder written.

Apart from that the Developer shall pay a sum of Rs 21,00,000/- (Rupees Thirty One Lac) only to the Owner/ Landlady herein as a forfeited money as follows :-

Rs. 5,00,000/- (Rupees Five Lakhs at the time of Signing of This Development Agreement .

Rs.16,00,000/- (Rupees Sixteen Lakhs at the time of Possession Handover ^{to} ~~from~~ the Owner/Landlady .

11. **DEVELOPER'S ALLOCATION** : shall mean Developer shall get remaining proportion of proposed G+III storied building

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except the Owner's Allocation i.e. Entire Second Floor, 50% of the Ground Floor, 50% of the Third Floor South-East Side TOGETHER WITH the indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase, at the said proposed building. The Developer shall be entitled to sell, transfer or dispose or otherwise deal with the Developer's allocation to his nominee/nominees in the proposed building without disturbing the Developer's allocation of the proposed G+III storied building more specifically mentioned in the Schedule-"C" hereunder written.

9. **SPECIFICATION**, : shall mean first class and good standard materials for construction and completion of the building more fully described in the Schedule-"E" hereunder written.
10. **MAINTENANCE** : shall mean maintenance of the common facilities, common inside, total outside portion of the building, shall be the joint responsibilities to be borne by the flat owner including owner herein but maintenance of

Payal Sethi

internal facilities shall be borne by the respective flat owner.

11. **ARCHITECT** shall mean such plan, Revise Plan/Plans to be prepared by the Architect for the construction of the Building and to be sanctioned by the Kolkata Municipal Corporation.

12. **SUPER BUILT UP AREA** shall mean and include the plinth area of the unit including the bath room, privies, kitchen, balcony, if any, attached thereto and also the thickness periphery wall, internal walls and pillars, provided the common wall between two units and also including the proportionate share of the area of the common portion of the Building specifically mentioned in the Schedule-"D" hereunder written.

13. **COMMON FACILITIES** shall include roof stair, ways landing, stair cases, passage, overhead water tank, electric meter room/place, etc. which shall be required for common enjoyment.

14. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for

Pargal Saha

effecting i.e. underground as a space in the proposed building to be sold to the intending buyer/s thereof although the same may not amount to be transferred in law.

15. **TRANSFeree** shall mean and include any firm, Association, person to whom any space in the building is proposed to be transferred.
16. **TITLE DEED** shall mean all the documents of title relating to the said premises.
17. **WORDS** importing singulars shall include plural vice versa and words importing masculine shall feminine and vice versa.
18. **LAND** shall mean the land below under the said building to be constructed on the said premises.
19. **PROPORTIONATE SHARE** shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the Building.
20. **ARBITRATION** shall mean and determine that all the differences and disputes out of the present agreement

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relating to the said construction of the building at the said property and the meaning thereof together with the purpose thereof including the liability of the parties along with all other matters in which differences may arise shall be referred to the arbitration in a bid to avoid litigation according to the provisions of the Arbitration Act in vogue and in that case the appoint of the arbitrators from either side shall be made as per the provision of the Arbitration Act.

ARTICLE-II

- 1) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land.
- 2) The said land is free from all encumbrances, charges, liens, lispendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the owner have good and marketable title in respect of the said land.

ARTICLE-III

- 1) The owner is hereby grant subject to what have been hereunder provided exclusive right to the Developer to

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build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation and to exploit the same by entering into an agreement for sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned.

- 2) To get all applications, plans and other papers and documents signed by the owner as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owner at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, **PROVIDED HOWEVER THAT** the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall constructed G+III storied building on the said land at its own costs.

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- 3) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the new Building in the manner hereinafter stated.

ARTICLE-IV

- 1) By way of this Indenture, the Owner shall grant to the Developer herein, for sale of Developer's allocation, proportionate share of land underneath construction of the proposed building in lieu of cost of the construction of owner's allocation, for receiving earnest money, consideration amount from the intending purchaser / purchasers of the Developer's allocation, to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the Building and also for pursuing and following up the matter with the C.E.S.C. Electric Supply.,

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and such other authorities as the case may be and to transfer/sell the flats/units/space in respect of Developer's Allocation.

- 2) That the Developer hereby undertakes that save and except the construction as per agreement it shall not be entitled to create any possessory right over the said property. It is hereby further undertaken by the Developer that they shall not be entitled to use the said property for any other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to any one till owner's allocation in the proposed building are delivered.

ARTICLE-V

POSSESSION

Immediately on execution of this Agreement the owner will put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the entire area of land for proposed construction of the new building.

ARTICLE- VI

SPACE ALLOCATION

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1. The Developer shall on completion of the New Building put owner in undisputed vacant possession of the owner's allocation as mentioned in the Article-I Clause No. 7 in the Said new building as Owner's allocation together with the all rights in common to the common portion with the stipulated period according to their conversation landlord should get her possession within 18 months maximum 24 months on relation from the date of obtaining the sanction building plan subject to extension of period of construction due to force majeure.
2. After the allocation to the Owner and to the Developer of their respective allocations in the manner herein hereto provided all common passage corridors shall belong to the parties herein² in proportionate to their respective allocation.
3. Subject to what is herein before provided the owner shall be entitled to transfer or otherwise deal with the other's allocation as Owner's allocation as mentioned in the Article-I, Clause No. 7, in the new building, without any right, claim or interest therein whatsoever of the Developer.

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4. The Developer shall be exclusively entitled to sell the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the owner however that such dealing shall not in any manner fasten or create any financial liability upon the owner. The Developer will have the responsibility / liability out of any accident during the period of construction.
6. That the Developer shall be liable to settle the litigation of all the existing tenants of the First Schedule mentioned property at its own costs and efforts.

ARTICLE-VII
CONSIDERATION

In consideration of the Owner have agreed to permit the Developer to commercially exploit the said land in accordance with the plan to be sanctioned by the Kolkata Municipal

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Corporation and the Developer agreed to allocate to the Owner all that the property mentioned in the Owner's allocation stated above.

ARTICLE- VIII
BUILDING

1. The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan has already sanctioned by the Kolkata Municipal Corporation with good and standard materials as may be specified by the Architects from time to time.
2. Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.
3. The Developer shall install/erect in the said proposed building at its own costs viz. as per the specification and drawings provided by the Architect, pump, water storage reservoir, overhead tanks, electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric

Rajesh Sethi

connection and other facilities as are required to be provided in a residential and/or G+III storied building in the area of the Kolkata Municipal Corporation having self contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.

4. The Developer shall at its own costs and expenses and without creating any financial liability upon the owner construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Kolkata Municipal Corporation made or abused to be made by the Developer.
5. All costs, charges and expenses including architects fees for the sanction of the plan shall be borne/ discharged by the Developer.
6. The Developer are entitled to get and dispose of the debris of the existing structure over the said plot of land.

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ARTICLE-IX
COMMON FACILITIES

1. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owner until the completion of and handing over possession to all the Flat/Unit Owner of the proposed building.
2. As soon as construction of the proposed building is completed the Developer shall give written notice to the owner, requiring the owner to take possession of the owner's allocation in the building having been completed in all respect according to specification and plan thereof.
3. The Owner and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.
4. Any transfer or any part of the Owner or Developer's allocation in the proposed building shall be subject to other, provisions hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for

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the common facilities in the new building. The Developer shall bear the expenses of boring water charges and also incur the shifting of mother meter of the building.

5. The owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement. The owner shall have no right to rescind or cancel this Agreement till consent is given for rescind by the Developer.

ARTICLE-X

OWNER'S OBLIGATION

1. To make out a marketable title in respect of the said property free from all encumbrances charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, deeds, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the Owner

Payel Saha /

further undertake to obtain all necessary permission in order to avoid any legal discrepancy which may arise in future in regard to title/ownership of the property.

2. The Owner hereby agrees and covenants with the Developer not to act or to cause any interference or hindrance in the construction of the said terms of this Agreement.
3. The Owner agrees and covenants with the Developer not to do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building.
4. On receiving the owner's allocation by the owner, the owner or his men and agents are duty bound to pay the proportionate-share of maintenance charge, common tax of the building to be imposed by the Kolkata Municipal Corporation till mutation and separation of owner's allocation with her name.

ARTICLE-XI
DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the owner not to violate or contravene any of the provisions of rules

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applicable for construction of the said building and as well as rules by the Kolkata Municipal Corporation.

2. The Developer, at its own cost and expenses, will complete the construction of the proposed building/buildings within **36 months** from the date of obtaining sanction building plan from the Kolkata Municipal Corporation. The period may be extended subject to force majeure or other avoidable circumstances.
3. The Developer hereby agree and covenant with the owner not to do any act deed or thing whereby the owner is prevented from enjoying selling assigning and/or disposing off any of the owner's allocation in the said proposed building at the said premises.
4. The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allotted flat/allocation from the intending purchaser or purchasers and same shall be enjoyed by the Developer.
5. The Owner shall bound to accept his allocated portion as and when completed, in any case if they disagree to accept it, the Developer shall not be liable for the same and it will

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not affect under any circumstances the Developer for the purpose of executing the Deed of Conveyance in respect of the flats/Units etc. of the Developer's allocation.

6. That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/ erection of the proposed building at the discretionary of the Developer and the Owner shall not interfere in any way with the construction of the said building complex.
7. That any damage arising from accident/accidents or carelessness of the work men or engineers etc. shall be the liability of the Developer and be borne and effectually make good by the Developer at their own cost, charges and expenses and the owner shall not be liable or responsible in regard thereto.

ARTICLE-XII
DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act omission or commission of the Developer in or relating to the construction of the said building.

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2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

ARTICLE- XIII
TITLE DEEDS

1. The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the subsistence of this Agreement and the Developer shall be entitled to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.
2. After the completion of the said building the Developer will produce the original title, deed to the Association to be formed as and when required.
3. That the owner shall have the right to inspect the building to be constructed at the cost of the Developer.

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ARTICLE -XIV
MISCELLANEOUS

1. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owner.
2. The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owner hereby given his consent to abide by the same.
3. The name of the Building shall be such as may be suggested by the Developer/Owner mutually.
4. Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivers by hand and duly acknowledged or sent registered post to the registered office of the Developer.
5. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended

Rajul Singh,

from the obligation during the duration of the force majeure.

6. That the pump room and electric meter will be installed under stair case or any other place.
7. That the Developer shall bear Shifting Charges of Rs.17,000/- (Rupees Seventeen Thousand) per month to the Owner/Landlady at the time of until Possession Handover.
8. That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.
9. The Developer shall have the right to borrow money from any bank or any financial institution without creating any liability upon the owner for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility.
10. District Courts of South 24-Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and

Pujal Saha

determine all actions suits and proceedings arising out of these presents between the parties hereto.

FORCE MAJEURE

FORCE MAJEURE : shall mean and include earth-quake, commotion, flood, riot, storm, heavy rain fall, non-availability of building materials and other natural calamities.

ARTICLE - XV

POWER OF ATTORNEY

The Owner shall execute a Development Power of Attorney in favour of the Developer, which will be registered after registration of this Agreement.

SCHEDULE-"A" ABOVE REFERRED TO

(Details of the Premises)

ALL THAT piece and piece and parcel of Danga Bagan land measuring an area **3 Cottah 7 Chittaks 9 Sq. Ft.** more or less along with Pucca partly I storied ^{400 Sq. ft} & Partly II Storied ^{400 Sq. ft} Building standing thereon lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205, Scheme Plot No.1, at **Premises No. 8/3 Naskar Para Lane, Kolkata -700031** within the limits of Kolkata Municipal Corporation under Ward No.92,

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Vide Assessee No.21-092-16-0032-3, P.S. now Kasba,
 A.D.S.R. Alipore, District - South 24 Parganas,, which is
 (On P.S. Road Connection. *By* ✓
 butted and bounded as follows:-

ON THE NORTH : The Subarban Co- Operative Colony
 Limited, Co-Operative Society Scheme Plot
 No.32 & Premises No.8/4 Naskar Para
 Lane, Kolkata - 700031

ON THE SOUTH : 11 feet wide Corporation Road

ON THE EAST : 16 feet common Road ✓

ON THE WEST : Property of Dag No.1665, and Premises
 No.16/A Naskarpara Lane, Kolkata -
 700031

SCHEDULE "B" ABOVE REFERRED TO

(Details of the Owner's Allocation)

THE OWNER'S ALLOCATATION shall mean and include that
 the owner/ Landlady herein shall be entitled to get 50% of
 constructed building of the proposed G+III storied building and
 Garage i.e. Entire First Floor, and one flat on the top floor
 measuring 50% of the total constructed area of the top floor

By Seal

and one 1 BHK Flat on the Ground Floor out of 50% of the Ground floor and rest portion for car parking space of the Proposed G+III storied building to be constructed over the said land as more particularly described in the Schedule-"A" hereunder written TOGETHER WITH the undivided impartible proportionate share of land and right to use and enjoy the common areas, facilities and amenities of the building. The said allocation is more particularly described in the Schedule-"B" hereunder written.

Apart from that the Developer shall pay a sum of Rs 21,00,000/- (Rupees Thirty One Lac) only to the Owner/ Landlady herein as a forfeited money as follows :-

Rs. 5,00,000/- (Rupees Five Lakhs at the time of Signing of This Development Agreement . . .

Rs. 16,00,000/- (Rupees Sixteen Lakhs at the time of Possession Handover from the Owner/Landlady .

SCHEDULE-"C" ABOVE REFERRED TO

(Details of the Developer's Allocation)

THE DEVELOPER'S ALLOCATATION shall mean Developer shall get remaining proportion of proposed G+III storied building

Payal Sen

except the Owner's Allocation i.e. Entire Second Floor, 50% of the Ground Floor, 50% of the Third Floor South -East Side TOGETHER WITH the indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase, at the said proposed building. The Developer shall be entitled to sell, transfer or dispose or otherwise deal with the Developer's allocation to his nominee/nominees in the proposed building without disturbing the Developer's allocation of the proposed G+III storied building more specifically mentioned in the Schedule-"C" hereunder written.

:: THE SCHEDULE- "D" ABOVE REFERRED TO ::

(Common Portions)

1. Entrance and Exit.
2. Boundary Wall and main gate.
3. Drainage and sewerage lines and other installations of the same.
4. Electric Wirings and other fittings.
5. Water Supply system.
6. Roof of the Building.

Payel S.

7. Water pump, water reservoir together with all common plumbing installations for carriage of water.
8. Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land and the building as are necessary for passage to and/or user of the units in common by the co-owners.
9. All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.

:: THE SCHEDULE- "E" ABOVE REFERRED TO ::

(Common Expenses)

1. The salary of all persons employed for the common purpose including guards, darwans, sweepers, plumbers electricians.
2. Insurance premium for insuring the building (if any).
3. All charges deposit, subscriptions, required for the purpose of common utilities to the co-owners in common.

Rayel Ich

4. Taxes, Rates including water and other levies in respect of the land and the proposed building save those separately assessed.
5. Costs of formation and operation of the Association and/or society of the proposed building.

:: THE SCHEDULE- "F" ABOVE REFERRED TO ::

(Specification)

1. **GENERAL :-** The Building shall be R.C.C Column structure as per design of the consulting Engineer by ultratech or Lafarge cement.
2. **BRICK WORK :-** Brick work will be done with First Class klin bum bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
3. **PLASTERING :-** All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.
4. **FLOORING & SKIRTING:-** Flooring with Marble.
5. **PAINTING :-** All internal walls cement plaster with Plaster of Paris finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.

Pargal Sahu

6. **DOOR :-** Flush doors with commercial ply and Sal wood frame of standard thickness.
7. **WINDOWS :-** Aluminum 1.5mm thick with guard bar as per approved designed by the architect and all windows/shall have glass 4 mm thick.
8. **ELECTRIC WORKS :-**
 - i) Concealed wiring and board with piano switches.
 - ii) In each bedroom- 2 light pts, 1 fan pt& 1 plug pt +5 Amp plug + 1 AC Starter
 - iii) In living-dining room - 2 light pts, 2 fan pts, 1 plug pt (15 ampear), and 1 TVpt.
 - iv) In kitchen - 1 light pt, 1 exhaust fan pt, 1 power pt& 1 plug pt (15 ampear).
 - v) In Toilet - 1 light pt& 1 plug pt., 1 Exhauster vi) In Veranda - 1 light pt, only.
 - vii) Water pump connected with starter switch panel, security light in common passage and 1 light pt, at each stair landing will be provided (All electrical switch in good quality),finolex wire, Havells captiv Switch.

Barry d. John

9. **WATER SUPPLY & SANITARY :-** Water supply will be through necessary fittings from KMC F.W. line and overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved Branded fittings with necessary drainage and sewerage, namely Esco.
10. **TOILET :-** Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring with brand name and commode (Colour) matching with wall, wash basin with fittings of standard size and good quality will be replaced by brand name.
11. **KITCHEN:-** Grenades on top platform with washing sink, space for with 2' feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be stalled.

Rajal S.

IN WITNESS WHEREOF the **Parties** have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the
Parties in the presence of:

WITNESSES:-

1. PINAKI DASGupta
8/3, Naskar Paradise
Dhakuria, Kol-700031

Bandana Das Gupta

**SIGNATURE OF THE
OWNER/ LANDLADY**

2. Rini Das
94 A. M. B. Sarani
Moore Avenue
Kol-40

3/ Gobinda Banerjee
3/15/1 N. P. Lane

Drafted by me:- (Kol-31)

Payel Dey
Advocate
P-876/15

Alipore Police Court
Kolkata-700027

CANDID PROJECT

John Doe *Tina Doe*
Partner Partner

**SIGNATURE OF THE
DEVELOPER**

MEMO OF FORFEIT MONEY

RECEIVED within named Owner/Landlady a sum of **Rs.21,00,000/- (Rupees Twenty One Lac) only** to the Owner/Landlady herein as a forfeited money as follows :-

Developer Shall pay at the time of Development Agreement **Rs.5,00,000/- (Rupees Five Lakhs) only** to the Owner/Landlady

MEMO

Date	Cheque / Cash	Bank/Branch	Amount
01.12.2025.	100833	TDBT Bank	5,00,000/-
		Total	Rs.5,00,000/-

Rupees Five Lakhs)only

Developer Shall pay **Rs.16,00,000/- (Rupees Sixteen Lakhs) only** at the time of Possession Handover from the Owner/Landlady

WITNESSES :-

1. Purnaki DasGupta

2. Rini Das

3. Gobindar Banerjee

Bandana Das Gupta.

**SIGNATURE OF THE
OWNER/ LANDLADY**

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BANDANA DAS GUPTA

Signature Bandana Das Gupta

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Ashis DE

Signature Ashis De

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPAN DAS

Signature Tapan Das



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



301120252036690435

GRIPS Payment Detail

GRIPS Payment ID:	301120252036690435	Payment Init. Date:	30/11/2025 20:48:14
Total Amount:	45821	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3335941498955	BRN Date:	30/11/2025 20:49:45
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Detail

Depositor's Name: Mr Ashis Dey
Mobile: 9830952621

Payment (GRN) Details

Sr No	GRN	Department	Amount (₹)
1	192025260366904368	Directorate of Registration & Stamp Revenue	45821
Total			45821

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY 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



192025260366904368

GRN Details

GRN:	192025260366904368	Payment Mode:	SBI Epay
GRN Date:	30/11/2025 20:48:14	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3335941498955	BRN Date:	30/11/2025 20:49:45
Gateway Ref ID:	404162333	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	301120252036690435	Payment Init. Date:	30/11/2025 20:48:14
Payment Status:	Successful	Payment Ref. No:	2003193481/7/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ashis Dey
Address:	18 Shantipally, jadavpur, Kolkata 32
Mobile:	9830952621
Email:	ashisdey1974@gmail.com
Period From (dd/mm/yyyy):	30/11/2025
Period To (dd/mm/yyyy):	30/11/2025
Payment Ref ID:	2003193481/7/2025
Dept Ref ID/DRN:	2003193481/7/2025

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003193481/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2003193481/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	5600
3	2003193481/7/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				45821

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1601-02801/2025	Date of Registration	01/12/2025
Query No / Year	1601-2003193481/2025	Office, where deed is registered	
Query Date	26/11/2025 12:51:13 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PAYEL SAHA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804276565, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth Value	Market Value		
	Rs. 1,92,29,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,632/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

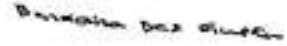
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Lane, Road Zone : (On P.A.S Connector – On P.A.S Connector) , , Premises No: 8/3, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak 9 Sq Ft		1,86,29,999/-	Width of Approach Road: 16 Ft.,
Grand Total :				5.6925Dec	0 /-	186,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	6,00,000 /-	

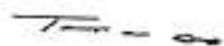
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name BANDANA DASGUPTA Wife of RATHIN DASGUPTA Executed by: Self, Date of Execution: 01/12/2025 Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office	Photo  01/12/2025	Finger Print  Captured 01/12/2025	Signature  01/12/2025
8/3, Naskarpara Lane, Dhakuria,, City:- Kolkata, P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AAxxxxxx9P, Aadhaar No: 92xxxxxxxx3399, Status :Individual, Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office				

Developer Details :

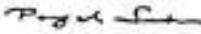
SI No	Name,Address,Photo,Finger print and Signature
1	CANDID PROJECT 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ASHIS DEY (Presentant) Son of KALI DAS DEY Date of Execution - 01/12/2025, , Admitted by: Self, Date of Admission: 01/12/2025, Place of Admission of Execution: Office	Photo  Dec 1 2025 1:56PM	Finger Print  Captured 01/12/2025	Signature  01/12/2025
18, Santi Pally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx3B, Aadhaar No: 54xxxxxxxx3868 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)				
2	TAPAN DAS Son of Late INDRA KUMAR DAS Date of Execution - 01/12/2025, , Admitted by: Self, Date of Admission: 01/12/2025, Place of Admission of Execution: Office	Photo  Dec 1 2025 1:56PM	Finger Print  Captured 01/12/2025	Signature  01/12/2025

48, Raja Subodh Chandra Mullick Road,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1F, Aadhaar
 No: 22xxxxxxxx7701 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
PAYEL SAHA Daughter of SANDIP KR SAHA Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	01/12/2025	01/12/2025	01/12/2025

Identifier Of BANDANA DASGUPTA, ASHIS DEY, TAPAN DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BANDANA DASGUPTA	CANDID PROJECT-5.8925 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	BANDANA DASGUPTA	CANDID PROJECT-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160102801 / 2025

On 01-12-2025

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 12:15 hrs on 01-12-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by ASHIS DEY .

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 1,92,29,999/-.

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

Execution is admitted on 01/12/2025 by BANDANA DASGUPTA, Wife of RATHIN DASGUPTA, 8/3, Naskarpara Lane, Dhakuria,, P.O: Dhakuria, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Identified by PAYEL SAHA, , Daughter of SANDIP KR SAHA, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-12-2025 by ASHIS DEY, PARTNER, CANDID PROJECT (Partnership Firm), 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by PAYEL SAHA, , Daughter of SANDIP KR SAHA, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2025 by TAPAN DAS, PARTNER, CANDID PROJECT (Partnership Firm), 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by PAYEL SAHA, , Daughter of SANDIP KR SAHA, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,632.00/- (B = Rs 5,000.00/- , E = Rs 600.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 5,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2025 8:49PM with Govt. Ref. No: 192025260366904368 on 30-11-2025, Amount Rs: 5,600/-, Bank: SBI EPay (SBIPay), Ref. No. 3335941498955 on 30-11-2025, Head of Account 0030-03-104-001-16

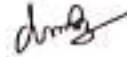
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30764, Amount: Rs.100.00/-, Date of Purchase: 27/11/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/11/2025 8:49PM with Govt. Ref. No: 192025260366904368 on 30-11-2025, Amount Rs: 39,921/-, Bank: SBI EPay (SBIPay), Ref. No. 3335941498955 on 30-11-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 97345 to 97395
being No 160102801 for the year 2025.



MD TABIS ANSARI

Digitally signed by MD TABIS ANSARI
Date: 2025.12.09 13:26:39 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 09/12/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.