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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

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District Sub-Register-III

Alipore South 24-parganas

11/11/25

SUPPLEMENTARY DEVELOPMENT AGREEMENT

FOR DEVELOPMENT

THIS SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT made this the 6th day of November, 2025 (Two Thousand Twenty Five).

B E T W E E N

1629

01 AUG 2025

No..... ₹10/- Date.....

Name :.....

Santanu Ashikary

Address :.....

Advocate

Vendor :.....

ALIPORE JUDGE COURT

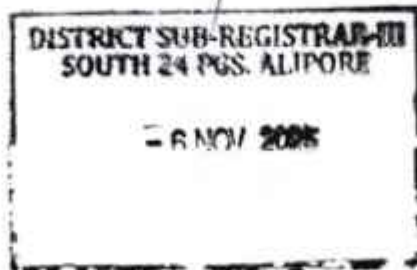
Alipore Collectorate, 24Pgs. (South)

Kolkata - 700 027

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Soumen Choudhury
to Subhankar Choudhury
Dulajpur, P.O. & Joke
P.S. Haredebpur. Pin-700104.

(1) **SRI. SUBHASIS MUKHERJEE**, (having PAN No. **BFQPM4385A** & D.O.B. **04/09/1975**, Aadhaar No. **5640-7675-4367** & having Phone No. **9831927870**) son of Late Dipak Kumar Mukherjee and (2) **SMT. SOMA MUKHERJEE**, (having PAN No. **DHKPM3028J** & D.O.B. **08/11/1972** & Aadhaar No. **3816-7356-6820** & having Phone No. **9875319204**) daughter of Late Dipak Kumar Mukherjee, both are by faith - Hindu, by Nationality - Indian, by Occupation - Service & Unemployed, all residing at 275, Rajapur East, Khalpar, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

M/S. RIA CONSTRUCTION, having PAN - **ALXPS1254N**, and its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata-700099, represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, having PAN - **ALXPS1254N** & D.O.B. - **18/06/1974**, having **AADHAAR NO. 2799-5664-6180**, and **PHONE NO. 9831742572**, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 1133, Green Park, 1st Floor, P.O. -Mukundapur, P.S. - Purba Jadavpur, Kolkata - 700 099, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, administrators, representatives assigns) of the **OTHER PART**.

WHEREAS One Ramdas Mondal was the absolute and lawful owner of some landed Properties(Sali) of Rayat Sthitiban Sattya, lying and/or situated at Mouza - Rajapur, J.L. No. 23, District Collectorate Touzi No. 109, R.S. No.14, appertaining to D.S. Dag No. 981/986, corresponding to D.S. Khatian No. 347, measuring about 62 Sataks and some another Sali Land, lying and/or situated in Mouza - Rajapur, J. L. No. 23, District Collectorate Touzi No. 109, R.S. No. 14, appertaining to D.S. Dag No. 981/989, corresponding to D.S. Khatian No. 347, measuring about 64 Sataks, i.e. in aggregated totally measuring about 126 Sataks Sali Land, lying and/or situated in Mouza - Rajapur, J.L. No. 23, District Collectorate Touzi No. 109, R.S. No. 14, appertaining to D.S. Dag No. 981/986 & 981/989, corresponding to D.S. Khatian No. 347, under District- 24 Parganas, P.S. - Jadavpur, then Kasba then Purba Jadavpur, now Survey Park, at present within the limits of the Kolkata Municipal Corporation and was in peaceful possession of the same, free from all encumbrances.

AND WHEREAS thereafter during his life time, said Sri Ramdas Mondal, out of his 62 Satakas Sali Land of Dag No. 981/986 and out of his 17 Sataks Sali Land of Dag No. 926, i.e. out of his total Sali Land measuring 79 Sataks of Dag Nos. 981/986 & 926, gifted and transferred 1/3rd (i.e. 26 Sataks more or less) of his Rayati Sattya right /possessional right out of the said 79 Sataks Sali Land belonging to Dag Nos. 981/986 & 926, in favour of one of his son Sri Debendra Nath Mondal against Khazna/Revenue/Taxes @1.31 Paise per annum of the aforesaid total transferred Jamindari/Lands forever. And after the said transfer/gift, said Ramdas Mondal was in peaceful possession of the rest of 2/3rd portion of his afore-stated total land i.e. 53 Sataks Sali Land under Dag Nos. 981/986 & 926 and was enjoying the same free from all encumbrances. Thereafter said Ramdas Mondal died

intestate leaving behind his three sons namely Surendra Nath Mondal, Narendra Nath Mondal & Debendra Nath Mondal as his only legal heirs to inherit his rest of the said Sali land i.e. 53 Sataks after aforesaid transfer/gift to Debendra Nath Mondal, under Dag Nos. 981/986 & 926.

AND WHEREAS accordingly said Debendra Nath Mondal after the said transfer by his father in his favour, the said Sali Land totally measuring 26 Satakes, under Dag Nos. 981/986 & 926, said Debendra Nath Mondal was in peaceful possession of the same and was enjoying the same, free from all encumbrances. Thereafter the said Debendra Nath Mondal during his life time had fully enjoyed the easement right as sole owner of 16 Annas shares as Rayati right and was in peaceful possession of the same and at the time of Revisional Settlement his name was also recorded as the sole lawful Owner of the aforesaid landed properties, measuring 20 Sataks, under R.S. Dag No. 1031, corresponding to R.S. Khatian No. 518 along with said Sali Land measuring about 06 Sataks under R.S. Dag No. 1031, by paying taxes/rents/ revenues in every year to the concerned departments of Govt. of West Bengal. And simultaneously at the time of Revisional Settlement, the rest of the 2/3rd, portion of Sali land, measuring 42 Sataks, was recorded in the names of Surendra Nath Mondal, Debendra Nath Mondal & Narendra Nath Mondal, under Dag Nos. 981/986 & 926, corresponding to R.S. Dag No. 1031, appertaining to R.S. Khatian No. 323 against Rayati processional right. Thereafter said Surendra Nath Mondal, Debendra Nath Mondal & Narendra Nath Mondal amicably partitioned their aforesaid. inherited total Sali land measuring 42 Sataks proportionately amongst themselves. and after amicable demarcation they were individually in peaceful physical possession of their own 1/3rd, demarcated portion and enjoying the

same, free from all encumbrances. Subsequently during his life time, said Narendra Nath Mondal sold transferred conveyed his afore-stated 1/3rd, demarcated share of Sali Land under Dag No. 1031, along with his others land to Sri Jatindra Nath Naskar, which was duly registered in the Office of Sub-Registrar Alipore, and recorded in Book No. I, Volume No. 85, Pages from 198 to 200, **being No. 5582, for the year 1959.**

AND WHEREAS thereafter said Surendra Nath Mondal died intestate leaving behind his only son Jatindra Nath Mondal to inherit his afore-stated 1/3rd, proportionate demarcated share of Sali Land, under R.S. Dag No. 1031, corresponding to R.S. Khatian No. 323 & 518 and after that said Jatindra Nath Mondal due to his urgent need of money sold transferred conveyed his aforesaid inherited Sali land under R.S. Dag No. 1031, corresponding to R.S. Khatian No. 323 unto and in favour of one Birendra Nath Roy Chowdhury, being the name lender(Benamdar) of Sri Jadu Gopal Goswami under valuable consideration, which was duly registered in the Office of Sub-Registrar Alipore, on 07.07.1962, and recorded in Book No. I, Volume No. 108, Pages From 63 to 65, **being No. 5799, for the year 1962.**

AND WHEREAS by a Deed of Sale, dated 14.07.1962, registered in the Office of Sub- Registrar at Alipore and recorded in Book No. I, Volume No. 107, Pages From 110 to 115, **being No. 6041 for the year 1962**, the said Debendra Nath Mondal sold, transferred and conveyed all his afore-stated Gifted and inherited Sali land of R.S. Dag No. 1031 under R.S. Khatian Nos. 323 & 518, at Mouza - Rajapur, unto and in favour of one Birendra Nath Roy Chowdhury, being the name lender (Benamdar) of Sri Jadu Gopal Goswami under valuable consideration

AND WHEREAS by a Deed of Sale, dated 23.07.1962, registered in the Office of Sub- Registrar at Alipore and recorded in Book No. I. Volume No. 115, Pages From 148 to 152, **being No. 6313 for the year 1962**, the said Jatindra Nath Naskar sold, transferred and conveyed all his afore-stated purchased Sali land of R.S. Dag No. 1031, at Mouza - Rajapur, unto and in favour of one Birendra Nath Roy Chowdhury, being the name lender (Benamdar) of Sri Jadu Gopal Goswami under valuable consideration.

AND WHEREAS by virtue of the above mentioned three nos. of Sale Deed (Saaf Bikroy Kobala), the said Birendra Nath Roy Chowdhury, being the name lender (Benamdar) of Sri Jadu Gopal Goswami was seized and possessed of the said total Sali Land measuring 62 Decimals, under R.S. Dag No. 1031, corresponding to R.S. Khatian Nos. 323 & 518. Thereafter by a Deed of Disclaim (Nadabi Patra), dated 09.08.1962, duly registered at S.R. Alipore and recorded in Book No. I, Vol. No. 133, page from 15 to 10, Dee No. 6949, for the year 1962, the said Birendra Nath Roy Chowdhury released, relinquished and/or transferred the said Sali land totally measuring about 62 Sataks under R.S. Dag No. 1031 corresponding to R.S. Khatian Nos. 323 & 518 unto and in favour of the original Owner said Sri Jadu Gopal Goswami.

AND WHEREAS after that said disclaim, said Jadu Gopal Goswami was in peaceful possession of the same and enjoying the same, free from all encumbrances.

AND WHEREAS by a registered Deed of Sale (Saaf Bikroy Kobala), said Jadu Gopal Goswami, the Vendor therein, sold transferred conveyed his afore mentioned total Sali Land measuring

62 Sataks, under Mouza Rajapur, R.S. Dag No. 1031, appertaining to R.S. Khatian Nos. 323 & 518, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist. South 24 Parganas, unto and in favour of Sri Biplab Kumar Das & Sri Dipak Kumar Kumar Das, which was duly registered in the Office of Sub-Registrar, Alipore, on 27.07.1977 and after the said purchase said Sri Biplab Kumar Das & Sri Dipak Kumar Kumar Das were in peaceful physical possession of the same, free from all encumbrances. Thereafter said Sri Biplab Kumar Das & Sri Dipak Kumar Kumar Das as per under Urban Land Ceiling & Regulation Act. applicable thereto applied before the concerned Authority on 04.06.1977 to sell their aforesaid total Sali land measuring 62 Sataks to intending purchasers/buyers and got the requisite permission on 04.08.1977.

AND WHEREAS being absolute Owners of the said landed properties, the said Sri Biplab Kumar Das and Sri Dipak Kumar Das prepared a scheme of small plots of land out of their afore-stated total Sali Land measuring about 62 Sataks, under R.S. Dag No. 1031, appertaining to R.S. Khatian Nos. 323 & 518, along with adjacent roads and necessary easements etc. out of the aforesaid landed property and declared for the absolute sale of the same to the interested buyers. Accordingly after sale, a plot of Sali Land measuring about 05 Cottahs 12 Chittacks were unsold and under possession of said Sri Biplab Kumar Das & Sri Dipak Kumar Das and they declared for the sale to the intending buyer/s.

AND WHEREAS by a registered Deed of Sale (Saaf Bikroy Kobala), said Sri Biplab Kumar Das & Sri Dipak Kumar Das, the Vendors therein, sold transferred conveyed a Sali Land, measuring about **02 Cottahs 14 Chittacks 00 Sq.Ft.** more or less, comprised in

Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031, C.S. Khatian No. 347 corresponding to R.S. Khatian No. 323 & 518, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist. South 24 Parganas, which was duly registered in the Office of Sub-Registrar, Alipore, on 17.04.1979 and recorded in Book No. I, Vol. No. 40, Pages 89 to 97 **being No. 1550, for the year 1979** in favour of **SRI. DIPAK KUMAR MUKHERJEE** and accordingly the **SRI. DIPAK KUMAR MUKHERJEE** being the absolute Owner of the said Plot of Land, was in peaceful physical possession of the same, free from all encumbrances.

AND WHEREAS by another registered Deed of Conveyance (Saaf Bikroy Kobala), said Sri Biplab Kumar Das & Sri Dipak Kumar Das, the Vendor therein sold transferred conveyed their rest of the Sali Land, measuring about **02 Cottahs 14 Chittacks 00 Sq. Ft.** more or less, comprised in Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031, C.S. Khatian No. 347 corresponding to R.S. Khatian No. 323 & 518, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist. South 24 Parganas, which was duly registered in the Office of Sub-Registrar, Alipore, on 01.08.1979 and recorded in Book No. I, Volume No. 89, Pages From 76 to 84, **being No. 3393, for the year 1979**, in favour of **SRI. DIPAK KUMAR MUKHERJEE** and accordingly the said **SRI. DIPAK KUMAR MUKHERJEE** being the absolute Owner of the said Plot of Land, was in peaceful physical possession of the same, free from all encumbrances and also erect a **single storied dwelling house** measuring about **720 Sq.Ft. more or less.**

AND WHEREAS since then the said **SRI. DIPAK KUMAR MUKHERJEE**, was in absolute occupation and possession of the said

adjacent property/s/plots of land, as absolute lawful owner thereof and also amalgamated his aforesaid two landed property, adjacent to each other, into a single plot of land, in aggregated totally measuring about **05 Cottahs 12 Chittacks 18 Sq.Ft.** along with **one storied building** measuring **720 Sq.Ft. more or less** and got his name recorded in the records of The Kolkata Municipal Corporation, known and numbered as **K.M.C. Premises No. 275, Rajapur East at present K.M.C. Premises No. 1566, Survey Park** (Mailing Add.: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), K.M.C. Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide Assessee No. 31-103-37-0275-2 at present Assessee No. 31-109-13-6725-0, in the District South 24 Parganas.

AND WHEREAS said Sri Dipak Kumar Mukherjee died intestate on 02.03.1989, leaving behind his wife. **SMT. CHHAYA MUKHERJEE**, one daughter namely **SMT. SOMA MUKHERJEE** and one son **SRI. SUBHASIS MUKHERJEE**, as his only legal heirs/successors as per the provisions of the Hindu Succession Act. 1956.

AND WHEREAS accordingly after the demise of said DIPAK KUMAR MUKHERJEE, the Owners thereto, namely **SRI SUBHASIS MUKHERJEE (Son), SMT. SOMA MUKHERJEE (Daughter) & SMT. CHIAYA MUKHERJEE (Wife)**, by way of inheritance, became the sole and absolute lawful Joint owners of the said two plots of land in aggregated measuring about **05 Cottahs 12 Chittacks 00 Sq.Ft.** more or less along with **one storied building** measuring **720 Sq.Ft. more or less**, lying and/or situated in Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031, C.S. Khatian No. 347, corresponding to R.S. Khatian No. 323 & 518, J.L. No. 23, P.S. Kasta

then Purba Jadavpur now Survey Park, Dist. South 24 Parganas. being **K.M.C. Premises No. 275, Rajapur East at present K.M.C. Premises No. 1566, Survey Park** (Mailing Add: 275, Rajapur East, Khalpar, Kolkata - 700075), K.M.C. Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, in the District South 24 Parganas (more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder and hereinafter be referred to as "SAID PROPERTY/LAND/PREMISES" for any future references). And mutated their name in the connection of the Kolkata Municipality Corporation, being **old Premises No. 275, Rajapur East, and new Premises No. 1566, Survey Park** (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), K.M.C. Ward No. 103 at present Ward No. 109, and vide **Assessee No. 31-103-37-0275-2** at present **Assessee No. 31-109-13-6725-0**. And also mutated their names in the connection of B.L.&L.R.O., being **L.R. Dag No. 1031 under L.R. Khatian Nos. 2118, 2116 & 2117** under Mouza - Rajapur, J.L. No. 23, paying taxes regularly. And has been possessing the same as their exclusive and absolute property without any objection and/or interference from anybody.

AND WHEREAS SMT. CHHAYA MUKHERJEE, SRI. SUBHASIS MUKHERJEE & SMT. SOMA MUKHERJEE, the First Party therein thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property as mentioned in the schedule of the land herein below and are in actual physical possession of the same as absolute lawful joint owners thereof.

AND WHEREAS the said Land owner, **SMT. CHHAYA MUKHERJEE, SRI. SUBHASIS MUKHERJEE & SMT. SOMA**

MUKHERJEE entered into a Development Agreement, on dated 2nd May, 2023 with **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, the Developer herein, for constructiong a multi-storied building on the said land, under some terms and condition mentioned in the said Development Agreement which was registered at the Office of the D.S.R. - II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2023, Pages From 203901 to 203948, **being No. 160206017 for the Year 2023.**

AND WHEREAS the said land owner **SMT. CHHAYA MUKHERJEE, SRI. SUBHASIS MUKHERJEE & SMT. SOMA MUKHERJEE**, execute a Development Power of Attorney after Registered Development Agreement dated 2nd May, 2023 and registered in the office of D.S.R. - II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2023, Pages From 208278 to 208300, being **No. 160206185, for the year 2023**, appointing the said **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, as his Constituted Attorney.

AND WHEREAS thereafter the said **SMT. CHHAYA MUKHERJEE, SRI. SUBHASIS MUKHERJEE & SMT. SOMA MUKHERJEE**, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, having **PAN - ALXPS1254N**, and its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI**,

SANJAY KUMAR SINGH, son of Sri Lal Deo Singh, registered One Boundary Declaration for KMC, which was duly registered on dated 22/12/2023 in the office of D.S.R. - II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2023, Pages From 645599 to 645611, being **No. 160218097, for the year 2023.**

AND WHEREAS the said **SMT. CHHAYA MUKHERJEE, SRI. SUBHASIS MUKHERJEE & SMT. SOMA MUKHERJEE**, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, also execute One Declaration (Common Passage), which was duly registered on dated 22/12/2023 in the office of D.S.R. - II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2023, Pages From 645636 to 645650, being **No. 160218096, for the year 2023.**

AND WHEREAS With the intention of developing and commercially exploiting the said Property by constructing the said Building thereon and selling spaces therein (Flats/Garage/Shops), the Developer has got a building plan vide its **B.P. No. 2025120089**, dated 02.06.2025 for construction of a **G+IV** Storied Building over the said premises sanctioned by the Kolkata Municipality Corporation.

AND WHEREAS during the existence of the said Development Agreement, the said land owner namely **SMT. CHHAYA MUKHERJEE** died intestate on 24.02.2024 leaving behind his one daughter namely **SMT. SOMA MUKHERJEE** and one son namely **SRI. SUBHASIS**

MUKHERJEE as his only legal heirs and successor as per the provisions of the Hindu Succession Act. 1956.

AND WHEREAS accordingly after the demise of said SMT. CHHAYA MUKHERJEE, the Owners hereto, namely **SMT. SOMA MUKHERJEE (daughter)** and **SRI. SUBHASIS MUKHERJEE (son)**, by way of inheritance, became the sole and absolute lawful Joint owners of the said two plots of land in aggregated measuring about **05 Cottahs 12 Chittacks 00 Sq.Ft.** more or less along with **one storied building** measuring **720 Sq.Ft. more or less**, lying and/or situated in Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031 corresponding to L.R. Dag No. 1031, under C.S. Khatian No. 347 corresponding R.S. Khatian No. 323 & 518 corresponding to L.R. Khatian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist. South 24 Parganas. being **K.M.C. Premises No. 275, Rajapur East at present K.M.C. Premises No. 1566, Survey Park** (Mailing Add: 275, Rajapur East, Khalpar, Kolkata - 700075), K.M.C. Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, in the District South 24 Parganas (more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder and hereinafter be referred to as "SAID PROPERTY/LAND/PREMISES" for any future references). And also mutated their name in the connection of the Kolkata Municipality Corporation, being old Premises No. 275, Rajapur East, and **new Premises No. 1566, Survey Park** (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), K.M.C. Ward No. 103 at present Ward No. 109, and vide **Assessee No. 31-103-37-0 275-2** at present **Assessee No. 31-109-13-6725-0**, and paying taxes regularly. And has been possessing the same as their

exclusive and absolute property without any objection and/or interference from anybody.

AND WHEREAS the said premises is free from all encumbrances, liens, charges, lispendences whatsoever and has a good and marketable title.

AND WHEREAS SRI. SUBHASIS MUKHERJEE & SMT. SOMA MUKHERJEE has approached the Second Party/Developer to construct and complete the building(s) in accordance with the sanctioned building plan. AND the Second Party herein has agreed to develop the said property by making construction of a **multi storied building** into and over the said plot of land measuring about **05 Cottahs 12 Chittacks 00 Sq.Ft.** morefully described in the **FIRST SGCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as "**the said property**") at the cost and expenses of the Second Party/Developer herein.

NOW THIS AGREEMENT WITNESSETH and the parties bind themselves on the following terms and conditions.

ARTICLE: I:
DEFINATINOS.

- 1.1. **OWNERS:** (1) **SRI. SUBHASIS MUKHERJEE**, (having PAN No. **BFQPM4385A** & D.O.B. **04/09/1975**, Aadhaar No. **5640-7675-4367** & having Phone No. **9831927870**) son of Late Dipak Kumar Mukherjee and (2) **SMT. SOMA MUKHERJEE**, (having PAN No. **DHKPM3028J** & D.O.B. **08/11/1972** & Aadhaar No. **3816-7356-6820** & having Phone No. **9875319204**) daughter of Late Dipak Kumar

Mukherjee, both are by faith - Hindu, by Nationality - Indian, by Occupation - Service & Unemployed, all residing at 275, Rajapur East, Khalpar, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075.

1.2. DEVELOPER : M/S. RIA CONSTRUCTION (having PAN No. ALXPS1254N) a proprietorship firm having its registered office at 579, Purbalok Kalikapur, Kolkata 700099 represented by its proprietor, **SRI. SANJAY KUMAR SINGH** son of Sri Lal Deo Singh by faith Hindu, by occupation Business, residing at 1133, Green Park, Mukundapur, Netai Nagar, 1st Floor, Kolkata 700099, P.S. Purba Jadavpur.

1.3. LAND : Shall mean **ALL THAT** the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Sq.Ft.** more or less, along with an old one storied building measuring 720 Sq.Ft. more or less, comprised in Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031 corresponding to L.R. Dag No. 1031, under C.S. Khatian No. 347 corresponding R.S. Khatian No. 323 & 518 corresponding to L.R. Khatian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist: South 24 Parganas, being **K.M.C. Premises No. 275, Rajapur East at Present Premises No. 1566, Survey Park,** (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), under Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide old Assessee No. 311033702752 and at present **Assessee No. 31-109-13-**

6725-0, in the Dist. South 24 Parganas, butted and bounded as follows:

- On the North By : By C.S. Plot No. 981
- On the South By: By 12 Ft. wide K.M.C. Road
- On the East By : By Plot No. A-83, Sammilani Park
- On the West By : By 9.250 M. Wide Black Top Road

- 1.4. TITLE DEEDS:** shall mean all the Documents relating to the said property including Deed of Conveyance.
- 1.5. BUILDING:** shall mean multi storied building to be constructed by the Developer as per the sanction plan of the K.M.C. at his own cost and/or with the money of the intending purchasers on the said property.
- 1.6. ARCHITECT:** shall mean any qualified architect or firm/ firms appointed or nominated by the said Developer.
- 1.7. ADVOCATE:** shall mean the Advocate as appointed by the said Developer for doing all legal activities of the project.
- 1.8. COMMON AREA:** shall mean all the common areas including facilities, stair case, stair ways, passageways, pump & motor room, over head water reservoir, and underground water reservoir which are intended or expressed for common use and enjoyment of the apartment/Flat Owners of the building and required for the establishment, location, enjoyment, maintenance and/or management of the building.
- 1.9. OWNERS' ALLOCATION:** means the owners will be entitled to and upon completion of the said building **50%** of the

constructed area as per Sanctioned Plan from the K.M.C. i.e. **1 (one) 3 BHK Flat, Being No. 1E**, on the **First Floor** on West Side, **1 (one) 3 BHK Flat, Being No. 2E**, on the **Second Floor** on West Side, **1 (one) 3 BHK Flat, Being No. 3C**, on the **Third Floor** on East Side & **1 (one) 3 BHK Flat, Being No. 4C**, on the **Fourth Floor** on East Side along with **2 (two) Shops, being No. S1** (South-West Side) & **S2** (West Side) on the **Ground Floor** & Covered Car Parking Space, **being No. P1** (back side of the Shop No. S2) & **P2** (back side of the Shop No. S1) on the **Ground Floor** of the said building, together with undivided proportionate share in the land and common areas and facilities for effective use of the Owners allocation. Along with the forfeitable amount **Rs. 15,00,000/- (Rupees Fifteen Lacs) only** to be paid by the Developer as herein under written:-

Sr. No.	Time/Period	Amount
1.	On the day of Executing Registered Development Agreement and P.O.A	Rs. 6,00,000/-
2.	After Sanction Plan from K.M.C.	Rs. 3,00,000/-
3.	On or before giving the possession	Rs. 6,00,000/-

1.10. DEVELOPER'S ALLOCATION: The developer will be entitled to get the remaining portion of the constructed area as per Sanctioned Plan from the K.M.C. i.e. **1 (one) 3 BHK Flat, being No. 1D**, on the **First Floor** on East Side, **1 (one) 3 BHK Flat, being No. 2D**, on the **Second Floor** on East facing, **1 (one) 2 BHK Flat, being No. 3A**, on the **Third Floor** on North-West Side, **1 (one) 2 BHK Flat, being No. 3B**, on the **Third Floor** on South-West Side, **1 (one) 2 BHK Flat, being**

No. 4A, on the **Fourth Floor** on North-West Side, & **1 (one) 2 BHK Flat, being No. 4B**, on the **Fourth Floor** on South-West facing along with remaining portion of the Shops being Shops No. S3 & S4 & others and remaining portion of the Garage on the Ground Floor together with undivided proportionate share of the land in his share other than the Owners allocation.

1.11. ROOF: shall mean the roof of the multi storied building to be constructed in the said property and the same shall be commonly used by the owners and other flat Owners of the said building.

1.12. NEW CONSTRUCTION: The developer shall at its own costs construct, erect a **G+IV storied** building including garage space in the ground floor and the construction shall be as per the recommendation of the Architect and also as per the sanction plan of the K.M.C. and for that all charges costs and expenses including Advocate Architect's fees shall be discharged, paid and borne by the Developer and the owners shall have no responsibility in this context.

1.13. NO OBJECTION: The Owners shall not do any act deed or things whereby the developer is obstructed or prevented from construction and completion of the new construction.

1.14. DEALING WITH UNITS IN THE NEW CONSTRUCTION: The developer shall be exclusively entitled to the developer's allocation in terms of this agreement with exclusive right to sell, transfer, convey or otherwise deal with the same without any right claim 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 allocation in terms of this agreement in the new building as well as the proportionate share in the land and the common areas and facilities in favour of any intending purchasers.

- 1.15. TRANSFER OF DEVELOPER ALLOCATION:** In consideration of the Developer constructing the new building on the demised premises the developer shall execute deed of conveyance in favour of the purchasers, the owner have already given the right to the developer to sell transfer and convey the Developer allocation in terms of this agreement in favour of the purchasers through the Registered Power of Attorney executed and registered simultaneously with this Agreement.
- 1.16. COST OF TRANSFER:** Cost of such conveyances (Between developer and the intending purchaser) including stamp duty and registration expenses and all other legal expenses and fees of the Ld. Advocate shall be borne and paid by the purchaser and all agreement for sale and conveyances thereof and all other papers and documents shall be prepared and got it registered by the Learned Advocate of the said Developer.
- 1.17. COMMENCEMENT:** This Agreement commence and shall be deemed to have come in force on and with effect from the date of execution mentioned hereinabove and this agreement shall remain valid and in force till all obligations of the parties herein towards each other stand fulfilled and performed.

ARTICLE-II.
TITLE AND INDEMNITIES

- 2.1.** The owner hereby declares that the owner has a good marketable title to the said property without any claim, right, title or interest of any person thereon and the Owner has good right and title to enter into this agreement with the Developer and they have not entered into any agreement of any nature to any other person/s and the owner hereby undertakes to indemnify and keep the Developer indemnified against any and all other claims, actions and demands whatsoever.
- 2.2.** The Owner hereby declares that the said property is free from any manner of Lispendens, charges, liens, claims, attachments encumbrances or mortgages whatsoever and is in the exclusive possession of the Owner and the Owners are hereby undertake to indemnify and keep indemnified the Developer from and against any and all actions charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the said premises;
- 2.3.** The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the said building over the Land at the said property and to retain and enjoy the Developers' allocation therein without any interruption, interference from the owner or any person or persons lawfully claiming through or under the Owner and the Owner undertake to indemnify and keep the Developer indemnified against all losses, damages, costs, charges and expenses incurred as a result to any breach of this undertaking.

- 2.4. The Developer undertake to construct the proposed multi storied building over the land at the said property in accordance with the sanctioned plan at their own costs and expenses.
- 2.5. The Owner shall provide the developer all relevant documents in respect of the said property describe in the Schedule 'A' hereunder written at the time of execution of this agreement.

ARTICLE-III:
BUILDING

- 3.1. The Developer shall construct, erect and complete the proposed **G+4 storied building** over the land within 3 years after sanction of the said building plan from the K.M.C. and the building should be constructed as per the said plan at his own costs and the type of construction, specification of materials to be used and the detailed design of the proposed building to be as per the choice of the Developer and the Developer ensures that the building construction should be with Class -I building materials.
- 3.2. The Developer shall install and provide in the said building at the own cost standard motor pump set, deep tube well/underground water reservoir, overhead water tank, electric meter room, electric wirings, fittings and installations, plumbing and other facilities as are required to be provided in a multi storied building.
- 3.3. The Developer shall be authorized in the name of the owners to apply for and obtain quota, entitlements and other allocations of or for cement, steels, bricks and other materials

allocable to the owner for the construction of the said building and similarly to apply for and obtain temporary and/or permanent connections of water, electric, drainage/ sewerage and other facilities required for the construction and/or enjoyment of the said building.

- 3.4. All dealings by the Developer in respect of construction of the proposed multi storied building shall be in the name of the owner, but such dealings shall not create in any fosters or create any financial civil and/or criminal liability of the owner.

ARTICLE IV:
EXPLOITATION RIGHTS:

- 4.1. After the execution of this Agreement and in terms hereof the Owner shall put the Developer in possession of the said property and the Developer shall thereafter be entitled to deal with the said property in the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the owner and in accordance with the General Power of Attorney specially for the purpose of development and construction of the said building contemplated in these presents with powers to sell, transfer, convey the various portions of the Developers' Allocation.

ARTICLE-V:
OWNER'S ALLOCATION

- 5.1. The owners will be entitled to and upon completion of the said building **50%** of the constructed area as per Sanctioned Plan from the K.M.C. i.e. **1 (one) 3 BHK Flat, Being No. 1E**, on the **First Floor** on West Side, **1 (one) 3 BHK Flat, Being No.**

2E, on the **Second Floor** on West Side, **1 (one) 3 BHK Flat**, **Being No. 3C**, on the **Third Floor** on East Side & **1 (one) 3 BHK Flat**, **Being No. 4C**, on the **Fourth Floor** on East Side along with the two Shops, **being No. S1 (South-West Side) & S2 (West Side)** on the **Ground Floor** & Covered Car Parking Space, **being No. P1** (back side of the Shop No. S2) & **P2** (back side of the Shop No. S1) on the **Ground Floor** of the said building, together with undivided proportionate share in the land and common areas and facilities for effective use of the Owners allocation. Along with the forfeitable amount **Rs. 15,00,000/- (Rupees Fifteen Lacs) only** to be paid by the Developer as herein under written:-

Sr. No.	Time/Period	Amount
1.	On the day of Executing Registered Development Agreement and P.O.A	Rs. 6,00,000/-
2.	After Sanction Plan from K.M.C.	Rs. 3,00,000/-
3.	On or before giving the possession	Rs. 6,00,000/-

ARTICLE-VI:
DEVELOPER'S ALLOCATION

6.1. In consideration of the Developer undertaking the work of development of the land at the said property at his own costs and expenses the Developer shall exclusively be entitled ALL THAT remaining 50% of constructed area as per sanctioned plan by K.M.C. of the Construction, i.e. **1 (one) 3 BHK Flat, being No. 1D**, on the **First Floor** on East Side, **1 (one) 3 BHK Flat, being No. 2D**, on the **Second Floor** on East facing, **1 (one) 2 BHK Flat, being No. 3A**, on the **Third Floor** on North-West Side, **1**

(one) 2 BHK Flat, being No. 3B, on the Third Floor on South-West Side, 1 (one) 2 BHK Flat, being No. 4A, on the Fourth Floor on North-West Side, & 1 (one) 2 BHK Flat, being No. 4B, on the Fourth Floor on South-West facing along with remaining portion of the Shops, being Shops No. S3 & S4 & others on the Ground Floor and remaining portion of the Garage on the Ground Floor together with undivided proportionate share of the land in his share other than the Owners allocation.

ARTICLE-VII:

DEALINGS OF SPACE IN THE BUILDING

- 7.1.** The Owner shall be entitled to transfer or dispose of the Owner's Allocation in the said building without in disturbing the Developer with the exclusive right to enter into any agreement for sale and transfer the same without any right, claim, demand interest whatsoever or howsoever of the Developer and the Developer or any person or persons lawfully claiming through him. It shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' allocation either by the owner or any person or persons claiming through the owner or nominee or nominees of the owner.
- 7.2.** The Developer shall be exclusively entitled to the Developer's Allocation in the said building without in any way of disturbing the common facilities situated thereon with the exclusive right to deal with and enter into agreements for sale and transfer the same with out any right, title demand, interest whatsoever or howsoever of the owner and the owner or any person or persons lawfully claiming through them or

disturb the quiet or peaceful possession and enjoyment of the Developers' Allocation by any person/s claiming through the Developer or their nominee/s.

- 7.3. The Developer herein shall be entitled to transfer or allot or otherwise dispose of or ownership basis the Developers' Allocation and/or flat/s or spaces of the said building in favour of intending purchaser/s except the owner's Allocation and as the Constituted Attorney of the owner shall execute Deed of Conveyance in favour of intending purchaser/s.
- 7.4. The Developer shall exclusive be entitled to receive, realize and appropriate the proceeds for the construction costs with regard to the Developers' allocation, which the Developer is entitled to receive from intending purchasers of the flats and other spaces in the said building.

ARTICLE-VIII:
COMMON EXPENSES

- 8.1. That after the execution of this agreement and from the date of handing over peaceful vacant possession of the said property by the Owner to the Developer, all municipal taxes property taxes, rates other outgoings and impositions in respect of the said property will be paid and borne by the Developer till as provided hereinafter.
- 8.2. That as soon as the said building is completed, the Developer shall give written notice to the owner to take possession of the owner's allocation in the said building and after the Owner occupy their allocation the Owner shall be exclusively

responsible for payment of all municipal taxes, property taxes, duties as may be applicable, with effect from the day of taking possession of the owners allocation.

ARTICLE -IX:
OWNER'S OBLIGATIONS

- 9.1. That with the execution of this Agreement the owner shall deliver to the Developer all original document regarding to the proof of title of the said property which are in the custody of the owner and the owner shall be liable to comply with all reasonable requisitions that may be reasonable by the Developers' Advocate relating to the said premises.
- 9.2. That after the execution of this agreement and in terms hereof, the owner shall put the Developer in possession of the said property and the Developer shall thereafter be entitled to deal with the said property on the terms and conditions herein contained.
- 9.3. That the owner grant exclusive rights to the Developer to build upon and to commercially exploit the said property in any manner by constructing the proposed multi storied building thereon.
- 9.4. That the owner shall execute one or more General Power of Attorney registered in favour of Developer for the purpose of construction of the said building and also for the purpose to do the necessary acts and deeds on his behalf and in case of death of the owner, his heirs and successors shall be bound to execute and register same Power of Attorney in favour of the Developer for the construction of the said building.

- 9.5. That the owner shall not cause any interference or hindrance in the construction work of the said building over the land at the said property by the Developer provided in terms and conditions covenants and obligations as stated herein are complied with.
- 9.6. That the owner undertakes not to transfer, mortgage, charge or lease in any way encumbered the said property which is subject matter of this agreement in any matter whatsoever during the subsistence of this Agreement.
- 9.7. The owner shall be liable to sign all necessary papers/documents which may be required for the Developer for the purpose of construction and/or development of the said building over the land of the said property and also shall sign all papers/documents required for any House Building Loan by the Developer.
- 9.8. That the owner shall have no responsibility and/or bindings of any financial nature such as the sum received from the intending purchaser/s, materials taken in credit etc. but shall be liable for any due to any competent authority prior to this Agreement and further undertake not to generate any further liability during the pendency of this agreement.

ARTICLE-X:
DEVELOPERS' OBLIGATION

- 10.1. That after the execution of this agreement the Developer shall prepare the plan of the proposed **G+4 storied** building by the Architect and take the confirmation from the Owners and

shall submit the said plan in the office of the K.M.C. get it sanctioned/approved.

10.2. That the Developer shall complete the entire construction of the said building including the owner's Allocation along with common areas and common facilities in accordance with the specification mentioned in the Schedule 'D' hereunder written and in accordance with the sanctioned plan of K.M.C. if the completion of the said building will not be delayed by or on account of :-

- a) any act of God/or
- b) any natural calamity/or
- c) any notice or rules or notifications of Govt. or other public authority/authorities/or
- d) any irresistible circumstances beyond the control of the Developer, and in that event the Developer shall be allowed extension for a period of 6 (six) months depending upon the progress of the work.

10.3. The Developer shall construct the said building as per the sanctioned plan and at his own cost and no way shall demand or charge any expenses and expenditures from the owner.

10.4. The Developer shall be responsible for all damage, losses sustained to any men, materials or property during the construction of the said building and the owner shall not be responsible for the same.

10.5. The Developer shall invite offer making publicity by way of advertisement or otherwise for selling out flats and/or other

- spaces of the said building in respect of this Allocation to the intending purchaser/s either individual or in groups. It depends on developer's choice.
- 10.6. That the Developer shall enter into agreement for Sale with any intending purchaser/s in respect of his allocation of the said building from the date of execution of developer's choice.
- 10.7. That the Developer shall enter into Agreement for Sale with any intending purchaser/s in respect of his allocation of the said building from the date of execution of this agreement and also shall receive, accept and retain money as consideration there from and as the Constituted Attorney of the owner shall execute the Deed of Conveyance in favour of the intending purchaser/s in respect of his allocation or as per Developer will.
- 10.8. That the Developer shall not handover possession and/or execute any Deed of Conveyance in favour of any intending purchaser/s before the delivery of possession of owner's allocation in the said building.

ARTICLE XI:
COMMON RESTRICTIONS

- 11.1. The Developer during construction shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and/or other authorities and shall attend to answer and be responsible for any breach of any of the laws, bye/laws, rules and regulations.

- 11.2. The owner or the Developer or any of their transferees shall not use or permit use of their respective allocation in the said building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity not use or allow the use thereof for any purpose which may create a nuisance or hazard for other occupiers of the said building.
- 11.3. The owner and the Developer or any of their transferees shall not demolish or permit demolition of any wall, or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the Developer/Flat owner's Association envisaged thereafter in this behalf.
- 11.4. The owner or the Developer or any of their transferee shall not throw or accumulated any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said building or in the corridors or any other portion or portions of the said building.
- 11.5. The Developer shall at its own costs and expenses provide a suitable alternative accommodation to the owner after demolishing the 720 square feet pucca existing structure in the said premises till delivery of possession in the newly constructed building. Monthly rent of upto Rs.15,000/- will be provided by the developer to the owner
- 11.6. The owner or the Developer shall not be entitled to cancel, terminate or revoke this Agreement or the concerned Power of Attorney granted or to be granted in favour of the Developer unilaterally.

ARTICLE-XII:
MISCELANEOUS

- 12.1. The owner and the Developer have enter into this Agreement purely on a principal basis and nothing stated herein shall be deemed or construct as a partnership basis between the Developer and the Owner or as a Joint Venture between them nor shall they create any Association of persons. Each Party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, executors, representatives and assign of the parties hereto.
- 12.2. That the proposed multi storied building to be constructed by the Developer shall be made in accordance with the specifications mentioned in the Schedule 'D' hereunder written.
- 12.3. That during the construction of the said building and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the owner of the entire super structure of the proposed multi storied building as would be constructed by the Developer as his own costs and expenses and after handing over the vacant possession of the owner's allocation the ownership of the owner shall automatically changed and the owner shall be the owner of super structural area of their allocation together with undivided impartible proportionate share of land attributable to the said structural area and in consideration of which the owner or their duly authorized Attorney shall sell, convey and transfer the remaining undivided impartibly proportionate

share of land either to the Developer or his nominee/s being the intending purchasers of flat/s and/or spaces of the said building without taking any other or further consideration save and except the owner's allocation either from the Developer or from his nominee/s.

- 12.4. The owner shall co-operate with the Developer to obtain the sanctioned plan of the proposed multi storied. building from the Kolkata Municipal Corporation and also shall co-operate for mutation of the flats and/or spaces of the said building in favour of the purchasers or their nominee/s after the execution of Deeds of Conveyances in respect of the Developers' allocation of the said building.
- 12.5. That the intending purchaser/s of flats of the said building will have to bear the expenses of Agreement for Sale. Deed of Conveyance, registration and other charges in respect of their flats through the Developer and all such acts will have done by the advocate appointed by the Developer for the project.
- 12.6. That the name of the proposed multi storied building is **"DEEPCHHAYA"**.
- 12.7. That if any dispute will arise between the parties in respect of this construction then the matter can be solved through discussion by the parties, but if it will to solve then only it can refer to the arbitration.

ARTICLES-XIII:

FORCE MAJURE

- 13.1. The owner and the Developer as the case may be shall not be considered to be in breach of any obligation herein to the

extent that the performance of the relative obligation is prevented by the existence of the Force Majeure with a view that obligation of the party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.

13.2. Force Majeure shall mean and irresistible compulsion or coercion recognized as irresistible and shall include flood, earthquake, riot storm, wars, tempest, civil commotion, state wide strike and/or any other act or commission beyond the reasonable control of the parties affected thereby,

ARTICLE- IV :-

14.1. This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, and registration thereof as mentioned above and this Agreement shall remain valid and in force till all obligations of the parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

THE SCHEDULE 'A' ABOVE REFERRED TO **DESCRIPTION OF PREMISES**

ALL THAT the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Sq.Ft.** more or less, along with an old one storied building measuring 720 Sq.Ft. more or less, comprised in Mouza - Rajapur, C.S. Plot No. 986(Part) corresponding to R.S. Dag No. 1031 corresponding to L.R. Dag No. 1031, under C.S. Khatian No. 347 corresponding R.S. Khatian No. 323 & 518 corresponding to L.R. Khatian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist: South 24 Parganas, being K.M.C. old

Premises No. 275, Rajapur East at present Premises No. 1566, Survey Park, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), under Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide old Assessee No. 311033702752 and at **present Assessee No. 31-109-13-6725-0,** Kolkata - 700075, in the Dist. South 24 Parganas, butted and bounded as follows:

On the North By : By C.S. Plot No. 981
 On the South By : By 12 Ft. wide K.M.C. Road
 On the East By : By Plot No. A-83, Sammilani Park
 On the West By : By 9.250 M. Wide Black Top Road

**(ROAD ZONE : Bengal Ambuja and Other Co.Op ----
 M.I.G, and G+4 and Below)**

**THE SCHEDULE 'B' ABOVE REFERRED TO
 (OWNER'S ALLOCATION)**

ALL THAT piece and parcel of **50%** of the constructed area as per sanctioned plan from K.M.C. i.e. **1 (one) 3 BHK Flat, Being No. 1E,** on the **First Floor** on West Side, **1 (one) 3 BHK Flat, Being No. 2E,** on the **Second Floor** on West Side, **1 (one) 3 BHK Flat, Being No. 3C,** on the **Third Floor** on East Side & **1 (one) 3 BHK Flat, Being No. 4C,** on the **Fourth Floor** on East Side along with the Shops, **being No. S1 (South-West Side) & S2 (West Side)** on the **Ground Floor** & Covered Car Parking Space, **being No. P1** (back side of the Shop No. S2) & **P2** (back side of the Shop No. S1) on the **Ground Floor** of the said building, together with undivided proportionate share in the land and common areas and facilities. Along with the forfeitable amount **Rs. 15,00,000/- (Rupees Fifteen Lacs) only** to be paid by the Developer as herein under written:-

Sr. No.	Time/Period	Amount
1.	On the day of Executing Registered Development Agreement and P.O.A	Rs. 6,00,000/-
2.	After Sanction Plan from K.M.C.	Rs. 3,00,000/-
3.	On or before giving the possession	Rs. 6,00,000/-

THE SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of 50% of the remaining portion as per sanctioned plan from K.M.C. i.e. **1 (one) 3 BHK Flat, being No. 1D**, on the **First Floor** on East Side, **1 (one) 3 BHK Flat, being No. 2D**, on the **Second Floor** on East facing, **1 (one) 2 BHK Flat, being No. 3A**, on the **Third Floor** on North-West Side, **1 (one) 2 BHK Flat, being No. 3B**, on the **Third Floor** on South-West Side, **1 (one) 2 BHK Flat, being No. 4A**, on the **Fourth Floor** on North-West Side, & **1 (one) 2 BHK Flat, being No. 4B**, on the **Fourth Floor** on South-West facing along with remaining portion of the Shops, being **Shops No. S3 & S4** & others and remaining portion of the Garage on the **Ground Floor**, together with undivided proportionate share of the land.

THE SCHEDULE 'D' ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION WORK)

1. TYPE OF STRUCTURE:

The building shall be of R.C.C. framed structure as per plan sanctioned.

2. PARAMETER WALLS:

All exterior brick walls shall be 8 thick constructed with Brick of approved quality of cement & sand mortar (1: 6) partition walls shall be 5" thick with brick of approved quality of cements, sand, mortar (1:4) and shall be completed with plaster of Paris after plastering.

3. EXTERIOR FINISHED PLASTERING WALLS:

- i. Cement and sand (1:6) plaster will be provided on the walls surface and weather coat paint will be applied partly, as per the exterior elevation and all exposed wood (4" x "2 1/2") frame and 1 Y2 thick gamari wooden single leaf, panel door fitted with magic eye.
- ii. All doors inside the flat will be of SALWOOD FRAME (3"x 2") the doors will be single leaf flash door and the windows will be made of Aluminium Channel window and steel grills for protection internally if required. All door will be painted white by default.
- iii. Long 8" and 4" chitkinis and necessary fittings of good/ approval quality will be fitted with doors and windows as and where required.

4. TOILETS:

- i. One Indian type white pan and/or commode with low level P.V.C. cisterns in each toilet. (Hindware Or Parryware). Colour - White.
- ii. One no. C.P. Shower and wall mixture of standard make in each bath room.
- iii. 2- 2" x 16" hand wash basin with pedestal stand of Hindware or parryware of white colour.
- iv. Two steel taps.
- v. Anti Skid Tile Flooring.

- vi. Glazed tiles with dado of 6 feet height.
- vii. Gyzer point
- viii. Comod Shower

5. KITCHEN:

- i. Brick partition walls with black granite top and intermediate Black Stone slabs.
- ii. Two steel taps.
- iii. 4 5Amps/ 15 Amps Socket with switch will be provided.
- iv. 2'-6' height glazed tiles on walls above cooking platform and sink.
- v. Exhaust hole.

6. ELECTRIC SUPPLY:

Copper wiring fully concealed for necessary fans, lights, exhaust fans, every room will be provided AC Points. Telephone and cable T.V. point will be provided in living room and master bedroom with all plugs, switch board along with switch, calling bell point. The Security Deposit with the CESC will be paid by the Owner of the individual Flats.

7. FLOORING:

Flooring will be made of Vitrified Ceramic Floor Tiles all throughout of reputed brand.

8. WATER SUPPLY:

24 hours water supply.

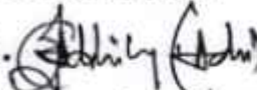
9. Lift & Lift Wall for common use

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

SIGNES SEALED AND DELIVERED

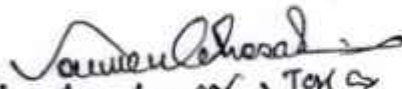
In the presence of :

WITNESSES:

1. 
Somanpur, Kol - 150.

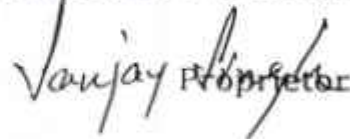
Soma Mukherjee

Subham's Mukherjee

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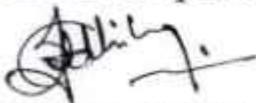
SIGNATURE OF THE OWNER

Ria Construction


Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared at my office,



(SANTANU ADHIKARY)

Advocate

High Court, Calcutta,

Kolkata - 700001,

ENRL NO. F/2420/2341/2018

Phone No. 8910024498

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SOMA MUKHERJEE

Signature Soma Mukherjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBHASIS MUKHERJEE

Signature Subhasis Mukherjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Sanjay Singh

Sanjay Singh
proprietor

Major Information of the Deed

Deed No :	I-1603-20334/2025	Date of Registration	06/11/2025
Query No / Year	1603-2002908948/2025	Office where deed is registered	
Query Date	29/10/2025 11:58:47 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTANU ADHIKARY Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 8910024498, Status :Advocate		
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. 3/-	Rs. 2,91,68,500/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 40,030/- (Article:48 (g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



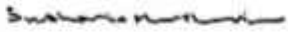


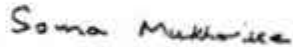
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Bengal Ambuja and Other Co.Op – M.I.G, and G+4 and Below) , , Premises No: 1566, , Ward No: 109 Pin Code : 700075

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 12 Chatak	1/-	2,87,50,000/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :1602-I -06017-2023
Grand Total :				9.4875Dec	1 /-	287,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	2/-	4,18,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		720 sq ft	2 /-	4,18,500 /-	



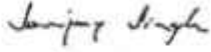
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhasis Mukherjee Son of Late Dipak Kumar Mukherjee Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	06/11/2025	LTI 06/11/2025	06/11/2025	
275 Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: bfxxxxxx5a, Aadhaar No: 56xxxxxxx4367, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office				
2	Name Mrs Soma Mukherjee Daughter of Late Dipak Kumar Mukherjee Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	06/11/2025	LTI 06/11/2025	06/11/2025	
275 Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: dhxxxxxx8j, Aadhaar No: 38xxxxxxx6820, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address , Photo,Finger print and Signature			
1	MS. RIA CONSTRUCTION 1133, Green Park, 1st Floor, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX4 , PAN No.:: ALxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name: Mr Sanjay Kumar Singh (Presentant) Son of Mr Lal Deo Singh Date of Execution - 06/11/2025, , Admitted by: Self, Date of Admission: 06/11/2025, Place of Admission of Execution: Office	 Nov 6 2025 1:14PM	 Captured LTI 06/11/2025	 06/11/2025
City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: alxxxxx4n, Aadhaar No: 27xxxxxxxx6180 Status : Representative, Representative of : MS. RIA CONSTRUCTION (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumen Ghosal Son of Mr D H Ghosal City:- Not Specified, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PiN:- 700104	 06/11/2025	 Captured 06/11/2025	 06/11/2025
Identifier Of Mr Subhasis Mukherjee, Mrs Soma Mukherjee, Mr Sanjay Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhasis Mukherjee	MS. RIA CONSTRUCTION-4.74375 Dec
2	Mrs Soma Mukherjee	MS. RIA CONSTRUCTION-4.74375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhasis Mukherjee	MS. RIA CONSTRUCTION-360.00000000 Sq Ft
2	Mrs Soma Mukherjee	MS. RIA CONSTRUCTION-360.00000000 Sq Ft

Endorsement For Deed Number : I - 160320334 / 2025

On 06-11-2025

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 12:22 hrs on 06-11-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sanjay Kumar Singh ,.

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 2,91,68,500/-

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

Execution is admitted on 06/11/2025 by 1. Mr Subhasis Mukherjee, Son of Late Dipak Kumar Mukherjee, 275 Rajapur East, Khalpar, Block - E, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mrs Soma Mukherjee, Daughter of Late Dipak Kumar Mukherjee, 275 Rajapur East, Khalpar, Block - E, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others

Identified by Mr Soumen Ghosal, , Son of Mr D H Ghosal, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

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

Execution is admitted on 06-11-2025 by Mr Sanjay Kumar Singh, Sole Proprietor, MS. RIA CONSTRUCTION (Sole Proprietorship), 1133, Green Park, 1st Floor, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Soumen Ghosal, , Son of Mr D H Ghosal, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (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 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2025 7:59PM with Govt. Ref. No: 192025260326573908 on 05-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 0288807106456 on 05-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1629, Amount: Rs.10.00/-, Date of Purchase: 01/08/2025, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2025 7:59PM with Govt. Ref. No: 192025260326573908 on 05-11-2025, Amount Rs: 40,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0288807106456 on 05-11-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 551558 to 551602

being No 160320334 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.12 18:30:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D. S.R. - III SOUTH 24-PARGANAS
West Bengal.