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

District Sub-Register-III
 Alipore, South 24-parganas
 09.10.23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 6th day of October in the year of 2023 (Two Thousand and Twenty Three) of the Christian Era, in the city of Kolkata.

BETWEEN

Sandhya Bhadra
 Rima Roy

NAWA BUILDERS PVT. LTD.
 Shakti Nawa
 Director

156278

~~Nava Builders Pvt Ltd~~

NAME	82
ADD.	12/1, S.M. Ave
Rs.	500
- 5 OCT 2023	
SURANJAN MUKHERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-1	

12/1, S.M. Ave
Kol-1

- Shakil Nawaz



13961

- Shakil Nawaz



13962

- Sandhya Bhadra



13963

- Rima Roy.



13964

Identified by me

Sa Manojan A.
Advocate

High court, Calcutta

P.O. - Hare Street

P.O. - GPO

Kol-700001.



DISTRICT SUB REGISTRAR-III SOUTH BANGALORE ALIPORE	
6 OCT 2023	

- 5 OCT 2023

(1) **SMT. SANDHYA BHADRA (PAN- ADAPB9565C, Aadhaar No. 8607 3764 6592)**, wife of Late Sukumar Bhadra, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 23A, Sura Third Lane, P.O. & P.S. Belegkata, Kolkata- 700010 and (2) **SMT. RIMA ROY (PAN- AJNPR2790N, Aadhaar No. 5093 4742 1401)**, daughter of Late Sukumar Bhadra, and wife of Soumitra Roy by faith- Hindu, by nationality- Indian, by occupation Housewife, residing at P10, C.I.T. Road, P.O. & P.S.- Entally, Kolkata- 700014, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTIES/LANDLORDS** (which term and/or expression shall unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, executors, assigns, successors, legal representatives, administrators, nominees) of **FIRST PART**.

AND

NAWAZ BUILDERS PVT. LTD. having **PAN - AAFCN9466M**, a company incorporated under the Companies Act, 1956/2013 having its registered office at 82, Sundari Mohan Avenue, Post Office - Linton Street, Police Station - Beniapukur, Kolkata - 700014, represented by its present Director vide Board Resolution dated 16th day of March, 2018, **MR. SHAKIL NAWAZ**, son of Late Shaikh Chand, having **PAN: AFOPNS148M, Aadhaar No. 4969 4899 7191**, by faith Islam, by Nationality Indian, by occupation- Business, residing at 28/B, Ismail Street, Post Office & Police Station - Entally, Kolkata - 700 014, hereinafter called and referred to as the **"SECOND PARTY/DEVELOPER"** (Which term shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors in office, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS by an Agreement of Lease dated 18/06/1957 made between 1) Jugal Chandra Biswas, 2) Kishori Mohan Biswas, 3) Subal Chandra Biswas, 4) Sokha Ram Biswas, 5) Balai Chand Biswas all sons of Late Haradhan Biswas, 6) Anil Kumar Biswas, 7) Sunil Kumar Biswas, the last named two being then minors under age of eighteen years represented by their mother and natural guardian Smt. Panchu Bala Biswas and both sons of Late Panchkori Biswas and 8) Smt. Panchubala Biswas wife of Late Panchkori Biswas therein collectively called "The Lessors of the One Part and M/S. Globe Rubber Industries a Partnership Firm (Consisting of Mustoq Ahmed, Mohammad

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Ahamed and Anwar Ahamed all sons of Md. Siddik as Partners) therein called the "THE LESSEE" of the Other Part and registered in Book No.1, Volume No. 24, Pages from 222 to 228 Being No. 1159 for the year 1957 in the Office of the Sub-Registrar Sealdah whereby the said Lessors being the then absolute joint owners of the land situate and lying at 10, Probhuram Sarkar Lane, Calcutta unto the said Lessee for a period of Thirty years on and from 19/06/1957 at the monthly rent of Rs. 100/- only on the terms and conditions therein mentioned and the said Lessee accepted the said Lease.

AND WHEREAS by a Bengali Deed of Partition dated 6th Ashar 1364 B.S. corresponding to 21st June, 1957 made between the said Jugal Chandra Biswas of the First Part, the said Kishori Mohan Biswas of the Second Part, the said Subal Chandra Biswas of the Third Part, the said Sokha Ram Biswas of the Fourth Part the said Balai Chand Biswas of the Fifth Part, the said minor Anil Kumar Biswas, the said minor Sunil Kumar Biswas, duly represented by their mother and natural guardian Smt. Panchu Bala Biswas and the said Smt. Panchubala Biswas therein collectively of the Sixth Part and Registered in Book No. 1. Volume No. 23, Pages from 288 to 292, Being No. 1201 for the year 1957 in the office of the Sub-Registrar, Sealdah whereby the said Premises No. 10, Probhuram Sarkar Lane, Calcutta, more fully described in the Schedule "Kha" thereunder written was absolutely and forever allotted to the said Balai Chand Biswas, Anil Kumar Biswas, Sunil Kumar Biswas and Smt. Panchu Bala Biswas jointly amongst themselves in execution of the said Jugal Chandra Biswas, Kishori Mohan Biswas, Subal Chandra Biswas and Sokha Ram Biswas who were jointly allotted some other properties more fully described in Schedule "Ka" therein.

AND WHEREAS the said Lessee M/S. Globe Rubber Industries constructed several building, sheds and structures in the said Premises No. Premises No. 10, Probhuram Sarkar Lane, Calcutta for the purpose of their business and rubber factory.

AND WHEREAS the said Anil Kumar Biswas and Sunil Kumar Biswas have attained their respective age of majority long ago.

AND WHEREAS in the meantime the said Lessee M/S. Globe Rubber Industries turned into a Proprietary firm represented by its sole proprietor Mohammud Ahamed.

AND WHEREAS the said Lease had expired by efflux of time on the expiry of thirty years.

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AND WHEREAS since the said Lease had expired, the then Vendors have filed a suit being Title Suit No. 237 of 1989 against the said M/S. Globe Rubber Industries in the Court of the Learned 3rd Munsiff at Sealdah for recovery of the khas possession of the said Premises No. 10, Probhuram Sarkar Lane, Calcutta and for other reliefs.

AND WHEREAS the then Vendors were jointly seized and possessed of and otherwise well and sufficiently entitled to the said land being Premises No.10, Probhuram Sarkar lane, within the limits of Calcutta Municipal Corporation fully mentioned and described in the Schedule hereunder written and hereinafter referred to as "the said Premises" subject to the said pending litigation with the said M/S. Globe Rubber Industries.

AND WHEREAS while in peaceful possession of the said premises due tourgent need of money the then Vendors duly sold and transferred the said land along with existing structure standing thereon in favour of Late Sukumar Bhadra, son of Late Mahim Bhadra by way of a registered Deed of Conveyance, dated 16.09.1991 for a consideration amount mentioned therein in the said deed, which was registered before the office of Registrar of Assurances, Calcutta and recorded therein Book No. 1, Volume No. 315, Pages from 238 to 249, Being No. 13411 for the year 1991.

AND WHEREAS after disposal of the aforesaid case being Title Suit No. 237- of 1989, the said Late Sukumar Bhadra duly mutated his name in the record of Kolkata Municipal Corporation being Premises No. 10 Prabhuram Sarkar Lane, Kolkata-700015, vide Assessee No.11-058-11-0063-2 within the limits of Kolkata Municipal Corporation Ward No. 58 (Previously 18).

AND WHEREAS the said Late Sukumar Bhadra, son of Late Mahim Bhadrabecame the absolute owner of ALL THAT piece and parcel of land measuring more or less 1 (One) Bigha 4 (Four) Cottahs 15 (Fifteen) Chittacks along with an old dilapidated 2400 Sq.ft cemented flooring tile shed structure standing thereon lying and situated at Mouza Tangra, Post Office Tangra, Police Station -Previously Entally at present Tangra, Sub -Registry Office Sealdah, being Premises No. 10 Probhuram Sarkar Lane, within Kolkata Municipal Corporation Ward No. 58 (Previously Ward No. 18), Kolkata -700 015 West Bengal together with common passage and possessing the same without any interruption specifically and morefully described in the FIRST SCHEDULE hereunder written and hereinafter called and referred to as the "said property".

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AND WHEREAS by a Deed of Gift dated 20th day of September, 2021 said Late Sukumar Bhadra gifted and transferred ALL THAT piece and parcel of undivided 1/3 land measuring more or less 8 Cottahs 5 Chittacks along with an old dilapidated undivided 1/3rd structure of 800 sq.ft. Cemented flooring with tile shed structure standing thereon out of total land measuring 1 Bigha 4 Cottahs 15 Chittacks along with 2400 sq.ft. tile shed structure lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi-easements attached thereto unto and in favour of Smt. Sandhya Bhadra and Smt. Rima Roy, the land owners/first parties herein. The said Deed of Gift has been duly registered before D.S.R.-II, South 24 Parganas and recorded in Book No.1, Volume no. 1602-2021, pages from 333185 to 333215, being no. 160207895 for the year 2021.

AND WHEREAS by virtue of an another Deed of Gift dated 20 day of September, 2021 said Late Sukumar Bhadra gifted and transferred ALL THAT piece and parcel of undivided 1/3 land measuring more or less 8 Cottahs 5 Chittacks along with an old dilapidated undivided 1/3 structure of 800 sq.ft. cemented flooring with tile shed structure standing thereon out of total land measuring 1 Bigha 4 Cottahs 15 Chittacks along with 2400 sq.ft. tile shed structure lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi-easements attached thereto unto and in favour of Smt. Sandhya Bhadra and Smt. Rima Roy, the land owners/first parties herein. The said Deed of Gift has been duly registered before D.S.R.-II, South 24 Parganas and recorded in Book No.1, Volume no. 1602-2021, pages from 333216 to 333248, being no. 160207896 for the year 2021.

AND WHEREAS due to some mistakes in the said Deed of Gift dated 20th day of September, 2021 being no. 160207896 for the year 2021, said Late Sukumar Bhadra executed and registered a Declaration dated 20th day of December, 2021 which has been duly registered before D.S.R.-II, South 24 Parganas and recorded in Book No. IV, Volume no. 1602-2021, pages from 3018 to 3031, being no. 160200156 for the year 2021.

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AND WHEREAS by virtue of an another Deed of Gift dated 20th day of September, 2021 said Late Sukumar Bhadra gifted and transferred ALL THAT piece and parcel of undivided 1/3rd land measuring more or less 8 Cottahs 5 Chittacks along with an old dilapidated undivided 1/3rd structure of 800 sq.ft. Cemented flooring with tile shed structure standing thereon out of total land measuring 1 Bigha 4 Cottahs 15 Chittacks along with 2400 sq.ft. tile shed structure lying and situated at Mouza Tangra, Post Office Tangra, Police Station- previously Entally at present Tangra, Nub Registry office- Sealdah, being premises no. 10, Probharam Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi-easements attached thereto unto and in favour of Smt. Sandhya Bhadra and Smt. Rima Roy, the land owners/first parties herein. The said Deed of Gift has been duly registered before D.S.Roll, South 24 Parganas and recorded in Book No.1, Volume no. 1602-2021, pages from 333249 to 333282, being no. 160207897 for the year 2021.

AND WHEREAS thus by virtue of aforesaid three Deed of Gift being no,160207895, 160207896 & 160207897, for the year 2021, the land owners/first parties became the joint owners of **ALL THAT** piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq.ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probharam Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata: 700015, West Bengal together with all easements or quasi-easements attached thereto, more fully described in the First Schedule written hereunder.

AND WHEREAS the Owners of the said First Scheduled premises has decided to develop the said property **ALL THAT** piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq.ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probharam Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together

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Shakti Nayak
Director

with all easements or quasi-easements attached thereto, more fully stated in the First Schedule hereunder written for construction of a new constructed building through the abovementioned Developer, by the endeavor financial and other sources and resources of the said Developer wherein the said proposed project to be constructed into multistoried building consisting of several modern Flats/ Apartments/ Shops/ Office Spaces/ commercial spaces/ Car Parking Spaces to be constructed in different sizes in different floors.

AND WHEREAS on getting the said information, the party of the Second Part/ Developer herein, with the bonafide motive and interest of commercial exploitation and lawful gains of this Landlords contacted the Parties of the First Part, for developing the said property or premises which has been described in the First Schedule hereunder written by raising constructing multistoried building plan duly sanction by the department of the Kolkata Municipal Corporation.

AND WHEREAS The Parties of the First Part herein, on considering the said proposal of the Developer, the Party of the Second Part herein, has agreed to erect or construct multi-storied buildings in after obtaining the building plan duly sanctioned by the concerned Department of the Kolkata Municipal Corporation.

AND WHEREAS The Parties of the First Part herein, on considering the said proposal of the Developer the Party of the Second Part herein, has agreed to. provide scope to the Party of the Second Part, as the Developer, to develop the said premises being a demarcated premises by way of erection or construction of a new building thereat as on Joint Venture basis, entirely at the cost and expenses of the Developer the Second part herein, in accordance with the agreed terms and conditions, laid down below hereunder, in this indenture in details:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE-I

(Definitions)

(a) **OWNERS** : shall mean (1) **SMT. SANDHYA BHADRA (PAN- ADAPB9565C, Aadhaar No. 8607 3764 6592)**, wife of Late Sukumar Bhadra, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 23A, Sura Third Lane, P.O. & P.S.-

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Rima Roy.

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Director

Beliaghata, Kolkata- 700010 and (2) **SMT. RIMA ROY (PAN- AJNPR2790N, Aadhaar No. 5093 4742 1401)**, daughter of Late Sukumar Bhadra, and wife of Soumitra Roy by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at P10, C.I.T. Road, P.O. & P.S.- Entally, Kolkata- 700 014.

(b) **DEVELOPER:** shall mean **NAWAZ BUILDERS PVT. LTD.** having **PAN-AAFCN9466M**, a company incorporated under the Companies Act, 1956/2013 having its registered office at 82, Sundari Mohan Avenue, Post Office Linton Street, Police Station Beniapukur, Kolkata - 700014, - represented by its present Director vide Board Resolution dated 16th day of

March, 2018, **MR. SHAKIL NAWAZ**, son of Late Shaikh Chand, having **PAN: AFOPN8148M, Aadhaar No. 4969 4899 7191**, by faith Islam, by Nationality Indian, by occupation Business, residing at 28/B, Ismail Street, Post Office & Police Station - Entally, Kolkata-700 014.

(c) **SAID PREMISES:** shall mean and include **ALL THAT** piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq.ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi-easements attached thereto.

(d) **THE PLAN:** shall mean plan or plans for the proposed buildings prepared by the Architect appointed by the Developer and submitted on behalf of the Owners to the Kolkata Municipal Corporation and obtained sanction at the cost and efforts of Developer for construction of new building or buildings on the premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Kolkata- 700015, West Bengal.

(e) **SANCTION BUILDINGPLAN :** shall mean and include such multi-storied building/s along with Lift Facilities modernfacilities and other amenities intended to be

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Director

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constructed after obtaining the building plan duly sanctioned by the concerned Department of the Kolkata Municipal Corporation as per the specification of work schedule mentioned herein below in the Third Schedule.

(f) ADDITIONAL FLOOR : shall mean and include any Additional Floor or Area to be constructed in upon the said premises shall be apportioned between the owners and the Developer in the ratio of 40:60 share respectively that is to say the Owners will get 40% and the Developer will get 60% of the Additional Floor/or Area subject to the regularization for such extension in Floor/or Area apart from the KMC Plan sanctioned by the Kolkata Municipal Corporation provided that no cost or expenses for such allocation or construction of the said Additional floor shall be payable by the Owners to the Developer at any circumstances whatsoever.

(g) COMMON FACILITIES AND AMENITIES: shall mean and include proportionate portion of land, corridors, staircases, passages, paths, common latrine, pump room, water reservoir, overhead tank, water pump, main electric and main plumbing line, water line, sewage and drainage line and open spaces and other facilities and amenities will be available therein, in the said proposed building project including common maintenance and management of the new proposed building, to be constructed at the landed property more fully mentioned in the Second Schedule.

(h) PURCHASER: shall mean and include any intending person/ persons, individual, company, partnership firm interested in occupying units of the proposed new building to be constructed at the First Schedule property, together with their legal heirs, executors, administrators, successors, nominees, and assigns.

- **BUILT UP AREA:** shall mean the measurement inside Flat/Apartment together with thickness of the walls and all the sides and joints of the flats together with proportionate undivided staircase area or space.
- **SUPER BUILT UP AREA:** shall mean and include covered area, common area, common spaces, open spaces, lobbies, reservoir, and water tank and other area for common purpose in the said project or proposed building or buildings which will be added as floor ratio basis proportionately (intended for the Developer's allocation).

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Director

FIRST PARTIES'/LAND OWNER'S ALLOCATION: shall mean **ALL THAT** 45% (Forty Five percent) of the constructed area out of the total Floor Area Ratio (FAR) which has to be adjusted on the different floors in shape of Garage, Shops, commercial Spaces, Self-contained residential Flat of the proposed buildings togetherwith proportionate undivided interest/share over the said soil or land of the First Schedule including proportionate interest/share in all common facilities and amenities and other opportunities

DEVELOPER'S ALLOCATION: shall mean and include **ALL THAT** the remaining 55% (Fifty Five percent) of the constructed area of the sanctioned Floor Area Ratio (FAR) (excluding the Land Owners' portion) which has to be adjusted on the different floors in shape of Garage, Shops, commercial Spaces. Self-contained residential Flat of the proposed buildings together with proportionate undivided interest/share over the said soil or land of the First Schedule including proportionate interest/share in all common facilities and amenities and other opportunities.

- **FLAT/APARTMENT** shall mean self-contained complete flat/apartment consisting of rooms, drawing cum dining spaces. kitchen, bath room cum privy, toilet etc. together with all fittings and fixtures as per specification of work schedule mentioned hereunder wherein provisions of electric, water and other common facilities will be available, together with proportionate share in soil and land.
- **ALLOTTEE:** shall mean person, persons, association of persons, firms to whom any flat is to be sold, conveyed and transferred by the Developer/the Second Party (being Confirming Party in such Deed of Conveyance through the Development power of attorney (being the Vendor in such Deed of Conveyance) out of the developer's allocation.
- **THE ARCHITECT(S) / ENGINEER(S):** shall mean and include the Architect (s) or engineer(s) to be solely appointed by the

Developer/the Second Party for the purpose of preparing, making and/or designing and planning the said proposed building plan and/or to supervise the project till completion.

- **DEVELOPMENT:** shall mean and include the construction of a new proposed building structure in land at and upon the said land of the said premises to be

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Shakeel Nawaz Director

raised and erected by the Second Party/Developer, entirely at their own efforts, costs and expenses (all from the sources and resources of the said Developer) strictly in accordance with the sanction building plan to be sanctioned from the concerned building department of The Kolkata Municipal Corporation.

- **SALEABLE SPACES:** shall mean and include all spaces in the said proposed building as shall be available to the Developer for sale, lease transfer and assign for both residential and commercial purposes entirely to be done at the Developer's discretion to his nominee(s) and/or assign(s) on fully Ownership basis, it shall include the built up area and super built up area in the proposed construction, save and except the proportions exclusively allotted to the First Parties as owner's allocation as more fully and particularly mentioned herein.
- **TRANSFER:** with its grammatical variations shall include a transfer by possession or by other mode and manner, adopting for effecting what is understood as transfer, or convey or assigning, in a multi-storied building to the Purchaser/Allottee thereof.

ARTICLE-II

(Title- Indemnity and Declaration)

The Owners hereby declare and assert that they have good clear marketable title and have got absolute right, title and interest in the said property or premises being **ALL THAT** piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza Tangra, Post Office Tangra, Police Station- previously Entally at present Tangra, Sub- Registry office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18). Assessee No. 110581100632. Kolkata 700015, West Bengal together with all easements or quasi-easements attached thereto and the said property being free from any form of claim, demand, encumbrances, walf, thika land, debattor, pirottor, committees, requisition, acquisition, **title suit** or any right or interest of any other person or persons claiming under or in trust of the party herets of the First Part, and the Party of the First Part have good and clear marketable title lawful and legitimately entitled without any form

Sandhya Bhadra

Rima Roy.

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of bar, prohibition or being restrained to enter into this agreement with the Developer and the Party of the First Part hereby undertakes to Indemnity and keeps the Developer/Second Party (and his nominees, successors-in- office) totally indemnified against any and every form/part of claim, action and demand whatsoever that may arise in respect of the title of the First Part relating to the said premises.

The Second Party/Developer has represented that he is prima facie satisfied regarding the title of the said premises. However, the Second Party has already caused all searches at his own costs regarding the marketability of the title of the said premises.

The First Parties/Owners doth hereby grant the exclusive right of development of the said premises unto and in favour of the Second Party/Developer in terms of this Agreement with the intent and object that the Developer shall complete the construction, erect and complete the building or buildings on the said premises which will be completed in all respects in habitable condition in accordance with the sanction plan and specifications as provided in the Fifth Schedule written hereunder.

The First Parties also declare and undertake to execute and/or sign all papers, application, plan and plans and to submit all documents to the Municipal Authority or before any other competent authorities, in connection with the production or submission of the building plan, additional/supplementary building plan(s) in respect of the proposed project and/or obtaining proper sanction from proper authority.

The Developer/Second Party herein hereby undertake to start the construction work of the said premises on the basis of the building sanctioned plan duly sanction by the Kolkata Municipal Corporation and develop the said premises within a period of 54 (Fifty Four) months strictly from the date of execution of the Development Agreement of the said premises with liberty to extend the period of another 6(six) months for construction work if required for completion of the construction work of the said premises.

The Second Party/Developer shall not be treated in default if the work is delayed due to the reasons amounting to "FORCE MAJEURE" or conditions beyond his control.

The First Parties shall hand over all the Xerox copy of the original documents in respect of the said property before the signing of this instant Agreement to the Second Party and shall assure to the Second Party as and when the original documents shall be required for the development and construction work of the schedule mentioned

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Director

property in that the event the Owners/First Parties shall be liable to produce the same before the concerned authority for cooperation of the Developer and the Owners shall assure to the Developer after execution of this agreement the Owners or developer either shall not mortgage and/or obtain any Loan of the schedule property.

The First Parties hereby declare and absolutely assures the Developer that the Parties of the First Part have got absolute right and good and clear marketable title over the said land, which is absolutely free from all encumbrances, attachments, order(s) of the Court(s), proceedings etc. The Party of the First further assures the Developer that they have unrestricted right and absolute power and authority to enter into agreement with the Developer and the Party of the First Part hereby undertakes to indemnify and keep indemnified the Developer from and against any and all actions, claims and demands whatsoever which may arise due to any defect in the title of the Owners/First Parties.

The Party of the First Part hereby undertakes that the developer on completion of the proposed construction in the said premises shall save and except the First Parties' allocation retain, enjoy, sell, assign, transfer and otherwise however deal with the Developer's allocated portion in the proposed construction without any form of objection, hindrances, interference from the Party hereto of the First Part or person claiming through or under the Party hereto of the First Part and the Party hereto of the First Part undertake to indemnify and to keep fully indemnified the developer of/from and against all losses, damages, cost, charges and expenditures incurred as a result of breach of this undertaking assurance and agreement similarly developer shall also indemnify and to keep fully indemnified against all loses, damages in case of delayed handover of owner's allocation incurred as a result of breach of this indenture to the owners.

The Party hereto of the First Part hereby further undertakes that the Developer shall from time to time do all acts, deeds, matters and things pertaining to the development work and subsequent transfer (as aforesaid) and give the Developer all authorities as shall or may be required to give positive effect to the several clauses of these presents.

That the Parties hereto first part hereby undertakes in any problems of title, legal heirs and/or co-shears in respect of the said premises, in that event the Land Owners/First Parties shall be liable and/or responsible for the same and the Developer shall not

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Rima Roy.

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liable and/or responsible in any manner for the same and if the development and/or construction work of the said premises would be hampered the period of time of the construction work will be extended automatically.

The Party hereto of the First Part hereby undertake that this development agreement shall not be cancelled under any circumstances and that the First Parties shall not transfer, change, encumber, alienate or part with the possession of the said premises/landed property or in any manner attempt the same or enter into any agreement or arrangement with any other Third Party with regard to the said premises/property save and except this development agreement may be terminated on account of breach of terms and conditions of this agreement by the developer with **written notice to the developer on the said breach of conduct.**

ARTICLE II(A): CONSIDERATION OF THIS AGREEMENT

The interest free refundable security deposit amount is payable by the Developer to the Owners is Rs. 1,50,00,000/- (Rupees one Crore and fifty Lacs) only which shall be refunded without any interest at the time of handing over Owners Allocation/Possession to the Owners by the Developer.

- i) Rs. 1,00,00,000/- (Rupees one crore) only as earnest/part payment money at the time of the execution of this Agreement.
- ii) Rs. 50,00,000/- (Rupees fifty lakh) only at the time of the execution of Development power of attorney in favour of the developer.
- iii) That if the Owners fails to repay the interest free refundable security deposit of Rs. 1,50,00,000/- (Rupees Crore Fifty Lacs) only in that event the Developers shall have the full right and power to sell the Owners' Allocation as per market price and shall adjust the amount of the said deposit amount.
- iv) If the Owner wants to adjust the refundable security deposit with the new said flat in that case the owner should inform the developer after receiving the entire possession of owner's allocation from the Developer.

ARTICLE-III

(Commercial Exploitation and Development Rights)

The Second Party/Developer (for completion of the project pertaining to the subsequent transfer) at its own costs and expenses shall prepare the building plan by its own

Sandhya Bhadra
Purna Roy.

NAWA BUILDERS PV.
Shakti Nawaz
Director

appointed Architect(s) or Engineer(s) and submit the same to the Municipal Authority but the Party hereto of the **Second Part** shall sign on the said plan and every other documents and applications, prior to production or submission of the same and the Developer shall also be permitted to obtain necessary permission from the other authorities concerned for clearance, approval, permission, sanction etc. prior to start the project or construction of the said proposed building or buildings over the said premises which shall or may from time to time be required, for which all costs shall be borne by the Developer and the **developer shall keep the owner informed on the progress of the land/project**

All applications, plans and other papers and documents shall only be submitted by the Party hereto of **the Second Party/Developer** but all costs and expenses to be paid by the Second Party/Developer including all fees, charges and expenses as would be required to deposit for the said new proposed project.

The Party of the First Part shall grant the Second Party/Developer by these presents a Registered Development Power of Attorney which shall be registered with specific authorities to sign, **execute deed of conveyance for his allotted allocation**, make file, amend, prosecute withdraw and or process the same and/or to do all other acts, deeds, things and matters as may be necessary to obtain the requisite sanctions plan, permissions, clearances, approvals and/or authority as envisaged above for the construction of the proposed new building at the said premises.

That the Party hereto of the First Part hereby and herein grants exclusive possession of the said premises by raising a new pucca building construction thereupon. This agreement shall remain in force till the whole construction work is completed and more over the said construction work to be completed strictly within 54 (fifty four) months from the date of execution of this agreement work with liberty to extend the period of another 6(six) months as grace period for construction work if required for completion of the construction work of the said premises and the Party hereto of the First Part have receive their allocation and the Developer has completely transferred all his allocation to his nominees, thus the intents and purpose of this instant agreement is fully satisfied and fulfilled.

The Second Party/Developer shall not be treated in default if the work is delayed due to the reasons amounting to "**FORCE MAJEURE**" or conditions beyond his control.

Sandhya Bhadrza

Rima Roy .

NAVIA BUILDERS PVT. LTD
Shobh Nawa
Director

That the profit or loss, earned from the project will be entirely received or borne by the developer in respect of the developer's allocation and no amount shall be adjusted in lieu thereof from the owners' allocation on account of such loss and profit.

That the Developer shall be at liberty to enter into agreement with prospective buyers, except the Owners allocation at the proposed building with proportionate undivided share or interest in the land over which the proposed building will be construed by the Developer to receive all the sale proceeds thereof and owner shall not have any claims whatsoever on the same or any part thereof. The Developer shall not have the authority or be entitled to execute Deed of Conveyance or deliver khas possession to the said prospective purchasers from the Developers allocation until and unless the portion of the Owners Allocation is complete in all respect and handed over to the Owners.

- A. That the developer shall not be liable for any income tax, wealth tax, GST and/or any others statutory taxes in respect of the owner's allocation and the owner shall be liable to make such payment and keep the developer indemnified against all suits, costs, proceedings and claims of the owner's allocation

The Developer shall be entitled to put his sign boards on the said land stating the name of the developer, his address and other particulars as may be required from the date of execution of this agreement till maximum of 6 months after completion of the entire project. The Developer has the sole right to advertise the development of land in the daily newspapers, magazines, radio, T.V. or any manner whatsoever in the name of the firm or self for publicity and sale of flats or shops which shall be within the Developer allocation. The Landowner shall have no right or power to terminate this agreement within the stipulated period provided the Developer would not violate any of the terms and condition mentioned in this agreement

The developer shall be provided an office space at the said premises after the execution of the agreement and a free access to the developers authorised employees and staff for the execution of the project as and when required.

Sandhya Bhadra

Rima Roy.

NAWA7 BUILDERS PVT. L.L.
Shakti Nawaz
Director

That the Owner herein declare and confirm that during the within stipulated period if anyone of the OWNER dies, than the legal heirs of the owner shall not create any litigation in connection as mentioned herein as their legal heirs and it shall be established by virtue of a supplementary Agreement and Power of Attorney and they shall put their signature on affidavit, supplementary Agreement, declaration, application, etc. to be executed for the interest between the DEVELOPER and the OWNER.

ARTICLE-IV

(Building)

The Developer shall at its own costs and expenses construct the new building on the basis of the building plan and to make the same with good standard ISI materials, fittings, floorings and fixtures as per specification of work schedule, mentioned hereunder

That the Party hereto of the First Part hereby agrees to give to the Developer exclusive right, permission and consent for construction of the said proposed project or building in the said premises.

The Developer shall (out of its own allocation i.e. except the First Parties' allocation) have the liberty to make Agreement for Sale and Deed of Sale in respect of Developer's Allocation on completely Ownership basis of Flat/s, Shop/s, Office/s, commercial space/s in the said proposed project with the intending allottee(s) from the Developer's own allocation and the Developer shall be at liberty to receive earnest money for the same without any further permission or consent or approval from the Party hereto of the First Part.

That the Party of the Second Part shall at their own cost and expenses demolish the existing building/structures at the said premises and shall entirely appropriate the residuary of the same. Such cost and expenditure incurred shall not be demanded, claimed, adjusted or recovered from the said First Parties in any manner vise-versa the First Parties will not demand, claim, adjust or recover the existing structure from the Second Party in any manner whatsoever.

ARTICLE-V

(Obligation)

Sandhya Bhadra

Rima Roy.

NAWA⁷ BUILDERS Pvt. .

Shakil Wazir
Director

The party hereto of the First Part/Owners shall simultaneously with execution of this agreement shall also execute a registered development Power of Attorney, in favor of the party hereto of the Second Part, with specific authority to grant, convey, transfer, assign and assure the same, permanently, and forever in favor of any other person of their choice. The Owners/party hereto of the First Part and severally permit, consent and authorized the parties hereto of the Second Part to permanently transfer, convey, assign and assure by way of absolute power to sell in favor of any third party of their choice, for which no further or other permission, consent, authorization etc, of any form is further required from the Owners/parties hereto of the First Part.

The Party hereto of the First Part undertakes and fully assures to execute and register proper Deed of Conveyance or Conveyances in favor of the Developer or in the name of the nominees, assignee or assignees and/or in favor of the intending buyer or buyers to be selected by the Developer, in respect of developer's allocation that will be also execute after completion of the construction work of the proposed newly constructed pucca missionary building entirely at Developer's discretion in respect of the Developer's allocation at the costs and expenses of the Developer either personally or through their authorization in the form of Power of Attorney granted in favor of the Developer and simultaneously the Developer undertakes to deliver the First Parties' allocation in complete condition in all respect as per specification of work schedule mentioned herein below.

That the Developer undertakes and fully assures on completion of building handover the Owners' allocation after completion of the construction work of the said premises.

The Developer according to its own choice shall be entitled to make Agreement for Sale or transfer of flat or flats shop/s, office/s, commercial space/s etc., from his own allocated portion with any intending buyer or buyers.

ARTICLE-VI

(Owners' right and representation)

That the Owners hereto absolutely and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq.ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry

Sandhya Bhadorra

Rima Roy.

NAWA BUILDERS F
Shakti Nandy
Director

office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no, 58 (previously 18). Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi- easements attached thereto which is particularly mentioned and described in the schedule hereunder written referred to as the "said property".

That the Owners shall have every right upon the Owners' Allocation at the newly constructed buildings at the schedule mentioned premises respectively.

ARTICLE-VI A

(Right of the Developer)

That the Developer shall be at liberty to prepare the proposed building plan by its own appointed Architect(s) or Engineer(s) without any further and/or other consent/permission of the Party hereto of the First Part for the purpose of construction of the proposed new building or buildings over and the said premises, and as per terms and conditions of the instant Agreement for Development.

The Developer shall produce the said building plan to the Municipal Authority and to do everything in this connection for obtaining sanction of the building plan of the said premises for and on behalf of the Party hereto of the First Part.

The Developer shall complete and make over the possession of the First Parties' allocation in the said proposed project to the First Parties in accordance with this agreement and the Developer will hand over the possession of the allocated portion of the First Parties after completion of the construction work of the said premises.

The Developer shall complete the project in all respect as abovementioned and shall be entitled to make Agreement for Transfer by sale ,deed of conveyance with the intending Purchasers of his allocation, for transferring any flat or flats, shop/s, office/s, garage/s, commercial space/s and to receive earnest money for the same without any further consent and/or permission without any obligation of the Party hereto of the First Part.

The name of the Project shall be known as " THE ROSEWOOD " of the new constructed building and shall affixed the name permanently on the building along with the developer's name.

Sandhya Bhadra
Rima Roy .

NAWA⁷ BUILDERS
Shakil Nayak
Director

ARTICLE-VII**(Finance and Transfer)**

On or after the execution of these presents the Developer shall be entitled to enter into agreements with the prospective purchasers and intending allottees of various flats only in respect of its own allocation.

All costs, charges, expenses and fees payable for stamp duty, registration charges, Advocate's fees etc. for all such deeds, documents, writings, agreements, conveyance and/or other documents of transfer (in respect of Developer's allocation shall be entirely borne and paid by the respective Purchasers only).

ARTICLE-VIII**(Arbitration)**

All disputes and differences arising out of this Agreement or any respect of any interpretation to any meaning or context under this agreement shall be referred to the Arbitrator, whose decision shall be final and binding on the both the parties. For the purpose of arbitration, the parties herein shall each nominate a person as Arbitrator. The Arbitration Tribunal shall have summary powers and may or may not keep any record of arbitration proceedings. The Arbitration proceeding shall be governed by the statutory provisions of the Arbitration and Conciliation Act, 1996 with all its amendments, modifications.

ARTICLE-IX**(Jurisdiction of Court)**

Civil Court and Criminal Court at Alipore, District 24 Parganas (South), and High Court at Calcutta alone shall have jurisdiction to try and entertain all actions, appeals and

Sandhya Bhadra

Rima Roy.

NAWA BUILDERS PVT. LTD.
Shakti Nawaz
Director

proceedings arising out of this agreement, subject to the completion of the Arbitration proceeding.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE SAID PREMISES)

ALL THAT piece and parcel of land measuring more or less 1(one) Bigha 4(four) Cottahs 15 (fifteen) Chittacks along with an old dilapidated structure measuring 2400 sq.ft. cemented flooring with tile shed structure standing thereon lying and situated at Mouza- Tangra, Post Office- Tangra, Police Station- previously Entally at present Tangra, Sub-Registry office- Sealdah, being premises no. 10, Probhuram Sarkar Lane, within Kolkata Municipal Corporation, Ward no. 58 (previously 18), Assessee No. 110581100632, Kolkata- 700015, West Bengal together with all easements or quasi-easements attached thereto, which is butted and bounded as follows:

- ON THE NORTH :** By the Garden of Khoja Abdul Jhani of Premises no. 11, Probhuram Sarkar Lane.
- ON THE SOUTH :** By Probhuram Sarkar Lane.
- ON THE EAST :** By present premises no. 10 , Paymental Garden Lane, which is in the occupation of Olympia Rubber Works.,
- ON THE WEST :** By present premises no. 8 , Paymental Garden Lane ,Kolkata

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS'S ALLOCATION)

FIRST PARTIES'/LAND OWNER'S ALLOCATION: shall mean ALL THAT 45% (Forty Five percent) of the constructed area out of the total Floor Area Ratio (FAR) which has to be adjusted on the different floors in shape of Garage, Shops, commercial Spaces,

Sandhya Bhadra

Rima Roy .

NAWA BUILDERS PVT. L
Shakil Nawaz
Director

Self-contained residential Flat of the proposed buildings together with proportionate undivided interest/share over the said soil or land of the First Schedule including proportionate interest/share in all common facilities and amenities and other opportunities .

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

DEVELOPER'S ALLOCATION: shall mean and include **ALL THAT** the remaining 55% (Fifty Five percent) of the constructed area of the sanctioned Floor Area Ratio (FAR) (excluding the Land Owners' portion) which has to be adjusted on the different floors in shape of Garage, Shops, commercial Spaces, Self-contained residential Flat of the proposed buildings with proportionate undivided interest/share over the said soil or land of the First Schedule including proportionate interest/share in all common facilities and amenities and other opportunities.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts and Common Areas)

Proportionate share in **ALL THAT** the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements, and appendages hereto.

- Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
- Ultimate terrace.
- Water pipes and other plumbing installations from underground/ overhead tank for supply of water and pump room

Sandhya Bhadza

Purna Roy .

NAWA⁷BUILDERS Pvt. .

Shakti N
Director

- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor
- Main gate, boundary wall of the proposed building including doors thereof.
- Lint facilitation.

THE FIFTH SCHEDULE REFERRED TO

(Specification of Works Schedule)

DETAILS OF THE WORKS IN CONSTRUCTIONS COMPLETELY AS PER SANCTION PLAN UNDER SUPERVISION OF ENGINEERS DETAILS OF THE WORKS IN BUILDING:

- 1) DOORS: Main Entrance door fitted lock, and handle and standard flush doors in all other rooms.
- 2) WINDOWS: Standard size windows thickness 1.75mm with sliding and iron box grill from outside.
- 3) FLOOR: Entire floor shall be of good quality vitrified tiles
- 4) BATHROOM: Tiles up to 6 feet on the walls and floor of bathroom.
- 5) KITCHEN: A granite slab, up to 3 feet tiles above it along with a large size steel sink.
- 6) WALLS: Standard quality of putty in all the walls including bathroom, kitchen.
- 7) DRAINAGE: Total drainage and sewerage complete.
- 8) WATER: 24 hours non-stop water supply.
- 9) ELECTRICITY: All standard conceal points in the flat with wires and switches of standard quality.
- 10) LOBBY: Entrance lobby of the building shall be decorated with lights and tiles shall be used in walls and wiring with Lights on all the stairways and passages entrance, lobby and all the common places.
- 11) STAIRCASES: large size stairs shall be finished with complete steel railing.
- 12) LIFT: Lifts of reputed company with a capacity of 6-8 persons.

Sandhya Bhadrza

NAWA BUILDERS PVT. LTD.
 Shakti Nawa
 Director

Rima Roy.

- 13) COMMON LIGHTS: Common lights shall be placed all over boundary wall for lighting.
- 14) PAINT: Building will be completely finished inside with good quality of putty and paint from outside of weather coat from companies of Asian paints/Berger etc.
- 15) METER ROOM: Separate meter room with door .
- 16) EXTRA BATHROOM: A common bathroom shall be made on the ground. floor for the use of drivers, maids and security guards.
- 18) COMMUNITY HALL: decorated for exclusive use of residents,
- 19) MAIN GATE: Grand entry gate at the main entrance.
- 20) SECURITY: CCTV cameras in all around the building with at least two security guards 24 hours.
- 21) PARKING FOR TWO-WHEELER: Two-wheeler parking shall be available for purchase purpose also at the premises.
- 22) PARKING FOR FOUR WHEELERS: Four wheeler parking shall be for sale for each purchaser and then they will use their marked parking only.

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

SIGNED SEALED AND DELIVERED

by the Owners at Kolkata

in presence of:



1. Soumitra Roy.
S/O Late Biswanath Roy.
P/O. C.I.T Road
KOLKATA - 700014

Sandhya Bhadra
Rima Roy.

OWNERS/FIRST PARTIES



2.

SIGNED SEALED AND DELIVERED

by the Developer at Kolkata

in presence of:

1. Soumitra Roy.
s/o late Biswanath Roy.
P.O. C.I.T Road
KOLKATA-700014


2. Subhrajit Banerjee
25, M.R. Lane P.O. G.K. Road.
P.S. Topsia, Kolkata-700046
s/o. Lt. Chittaranjan Banerjee

As per information and documents

Supplied to me and drafted by me


Advocate.

High Court, Calcutta.
Enrol No - F/1090/2014.

MARVA BUILDERS Pvt. Ltd.

Director

DEVELOPER/SECOND PARTY

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sandhya Bhadra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Purna Roy



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shakti Nayak

MEMO OF CONSIDERATION

Received from the within named developer, NAWAZ BUILDERS PVT. LTD, represented by its present Director Shakil Nawaz an aggregate sum of **Rs. 1,00,00,000/-** (Rupees one crore) only as earnest/part payment and in the manner as hereunder mentioned :-

Detail of Consideration	Amount (Rs)
By Demand Draft No 018321 dated 06.10.2023 for Rs 50,00,000/- (Rupees fifty Lacs) only drawn on HDFC Bank, in favour of Rima Roy.	Rs 50,00,000/-
By Demand Draft No 018322 dated 06.10.2023 for Rs 50,00,000/- (Rupees fifty Lacs) only drawn on HDFC Bank, in favour of Sanhya Bhadra.	Rs 50,00,000/-
Total:	Rs. 1,00,00,000/- (Rupees one crore)

Witnesses :

1. *Soumitra Roy*
S/O Late Biswanath Roy.
P.O.C.I.T Road Kol-14

2.

Sanhya Bhadra

Rima Roy

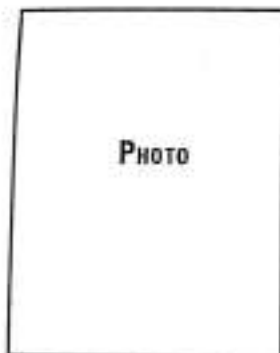
OWNERS/FIRST PARTIES

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



BAR COUNCIL OF WEST BENGAL

A body constituted under the Advocates Act, 1961
2 & 3, Krun Sankar Ray Road, City Civil Court Building, 7th FL, Kat - 700 001
Phone : 2248 - 8958, 2248 7233, 2230 5771, Tele Fax : 2248 7233
Email : westbengalbarcouncil@gmail.com
Website : www.btcwb.org

IDENTITY CARD

NAME : SK. MASOOM ALI, Advocate

Father's/Husband's Name Md Kibria



Arun Kumar Sarkar
(ARUN KUMAR SARKAR)
Chairman Executive Committee

Asit Basu
(ASIT BASU)
Chairman

Card No. D-5496

Address Recorded on the Roll 12/B, Elliot Road
Kolkata-700 016

Present Address Do

Enrolment No. F/ 1090 / 2014

Dated 20.09.2014 Date of Birth 11.09.1991

Date 02.01.2015

mm
Secretary / Assistant Secretary

NB : Valid till WB No. is not assigned

Major Information of the Deed

Deed No :	I-1603-15954/2023	
Query No / Year	1603-2002427985/2023	Date of Registration
Query Date	23/09/2023 1:55:21 PM	09/10/2023
Applicant Name, Address & Other Details	Office where deed is registered	
	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	SK MASOOM ALI HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9330362542, Status : Advocate	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]	
Stampduty Paid(SD)	Market Value	
Rs. 75,021/- (Article:48(g))	Rs. 7,96,96,427/-	
Remarks	Registration Fee Paid	
	Rs. 1,50,053/- (Article:E, E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Prabhu Ram Sarkar Lane, , Premises No: 10, , Ward No: 058 Pin Code : 700015

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	1 Bigha 4 Katha 15 Chatak		7,91,45,627/-	Property is on Road
Grand Total :				41.1469Dec	0 /-	791,45,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	5,50,800/-	Structure Type: Structure
Floor No: 1, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2400 sq ft	0 /-	5,50,800 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SANDHYA BHADRA Wife of Late Sukumar Bhadra 23A, Sura 2nd & 3rd Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 86xxxxxxxx6592, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence</p>
2	<p>RIMA ROY Daughter of Late Sukumar Bhadra 23A, Sura 2nd & 3rd Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx0N, Aadhaar No: 50xxxxxxxx1401, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NAWAZ BUILDERS PRIVATE LIMITED 82, DR.SUNDARI MOHAN AVENUE, City:- , P.O:- Linton Street, P.S:-Baniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SHAKIL NAWAZ (Presentant) Son of Late Shaikh Chand 28/1, Ismail Street, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8M, Aadhaar No: 49xxxxxxxx7191 Status : Representative, Representative of : NAWAZ BUILDERS PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SK MASOOM ALI Son of Mr MD KIBRIA HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of SANDHYA BHADRA, RIMA ROY, Mr SHAKIL NAWAZ			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANDHYA BHADRA	NAWAZ BUILDERS PRIVATE LIMITED-20,5734 Dec
2	RIMA ROY	NAWAZ BUILDERS PRIVATE LIMITED-20,5734 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SANDHYA BHADRA	NAWAZ BUILDERS PRIVATE LIMITED-1200.00000000 Sq Ft
2	RIMA ROY	NAWAZ BUILDERS PRIVATE LIMITED-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160315954 / 2023

On 06-10-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:33 hrs on 06-10-2023, at the Private residence by Mr SHAKIL NAWAZ ..

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 7,96,96,427/-

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

Execution is admitted on 06/10/2023 by 1. SANDHYA BHADRA, Wife of Late Sukumar Bhadra, 23A, Road: Sura 2nd & 3rd Lane, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 2. RIMA ROY, Daughter of Late Sukumar Bhadra, 23A, Road: Sura 2nd & 3rd Lane, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Identified by Mr SK MASOOM ALI, , , Son of Mr MD KIBRIA, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 06-10-2023 by Mr SHAKIL NAWAZ, DIRECTOR, NAWAZ BUILDERS PRIVATE LIMITED (Private Limited Company), 82, DR.SUNDARI MOHAN AVENUE, City:- , P.O:- Linton Street, P.S:-Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700014

Identified by Mr SK MASOOM ALI, , , Son of Mr MD KIBRIA, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate



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

On 09-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,053.00/- (B = Rs 1,50,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,50,053/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 6:07PM with Govt. Ref. No: 192023240249045681 on 06-10-2023, Amount Rs: 1,50,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 136419268 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 165298, Amount: Rs.500.00/-, Date of Purchase: 05/10/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/10/2023 6:07PM with Govt. Ref. No: 192023240249045681 on 06-10-2023, Amount Rs: 74,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 136419268 on 06-10-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 443872 to 443907
being No 160315954 for the year 2023.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2023.10.31 15:12:08 +05:30
Reason: Digital Signing of Deed

(Debasish Dhar) 31/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.