

06811/25

I-5804



# পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 084128

Certified that the document is admitted to  
the record. The signature sheets and the  
enclosed payment sheets attached with  
the document are the parts of this document.

1987-12-23

1

1  
A  
B  
C

14 AUG 2025

THIS REGISTERED DEVELOPMENT AGREEMENT is made this  
the *14<sup>th</sup>* day of *August*, Two Thousand and Twenty-Five (2025)

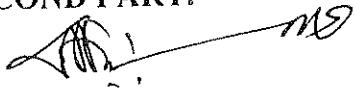
## BETWEEN

BETWEEN  
*[Signature]* *[Signature]*  
*Adrecoin*

**(1)M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q)**, (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, (2)**SRI BISWANATH PAUL (PAN-AGQPP1492D)**; (Aadhaar No.348640047130), son of Sri Ajit Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 1574, Madurdaha, P.O. EKTP, P.S. Anandapur, Kolkata – 700 107 AND (3) **SRI ANUP KUMAR HALDER (PAN-AAZPH5103Q)**; (Aadhaar No.7782 0933 8910), son of **Madhusudan Halder**, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 23K, Panchanan Tala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata - 700 029 hereinafter called and referred to as the **OWNERS/FIRST PARTIES** (which expression shall unless excluded by or repugnant to the context be deemed to include their successors/, successors, nominees, assigns and legal representatives) of the **FIRST PART**

AND

**M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q)**, (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, hereinafter called and referred to as the **DEVELOPER** (which terms expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.



WHEREAS the Land Owners herein by virtue of three separate registered Deed of sales (i) registered on 05.10.2021, registered at D.S.R. III, Alipore and recorded into Book No.1, Deed No.9169 for the year 2021, purchased a plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2127, Nayabad & 2128 Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094; (ii) registered on 05.10.2021, (executed on 03.10.2021), registered at D.S.R. III, Alipore and recorded into Book No.1, Deed No.9170 for the year 2021, purchased a plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2128 Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094 and (iii) registered on 05.10.2021, (executed on 04.10.2021), registered at D.S.R. III; Alipore and recorded into Book No.1, Deed No.9171 for the year 2021, purchased a plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of three separate registered Deed of Sale the Land Owners herein purchased the total land area measuring 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft. within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, and thereafter the present LAND OWNERS jointly amalgamated the entire plot of Land in to one compact plot of land known



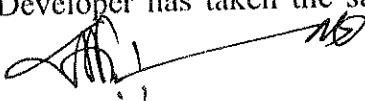
as K.M.C. Premises No.2127, Nayabad, under P.S. Panchasayar, Kolkata – 700 094.

**AND WHEREAS** thereafter the present land Owners herein recorded their land in the record of the BLLRO vide L.R. Khatian No.2726, 2727 & 2728, of L.R. Dag No.191, of Mouza – Nayabad, J.L. No.25 and thereafter converted its land from Beel Mach Chjas to Bohutal Abasan vide conversion Case No.911-913 of 2022 from D.L.&L.R.O. South 24 Parganas.

**AND WHEREAS** thus the present **OWNERS** herein are the joint owners of the said plot of land measuring net land area of 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas and the entire property as described in the **SCHEDULE – A** and the present **OWNERS** are in possession and they have been enjoying their ownership and possession of the said land as free from all encumbrances.

**AND WHEREAS** the **OWNERS** are very much desirous to construct a Ground Plus Four storied building with lift facility on their said property and to do and make the construction of a new building upon the said property, but the **OWNERS** have no financial capacity or experience. Owing to such desire of the **OWNERS**, the **DEVELOPER** has approached the **OWNERS** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter. The **OWNERS** have also agreed with the **DEVELOPER'S** proposal.

**AND WHEREAS** by virtue of mutual discussion between the **OWNERS** and also the **DEVELOPER** the Developer has taken the sanction of a Ground



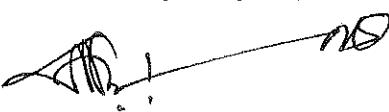
Plus Four Storied building with lift facility vide Building Permit No.2023120419 dated 28.12.2023 from The KMC at its cost.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has agreed to make the construction of the proposed **Ground Plus Four storied building with lift facility** in flat systems for residential purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein i.e. the **OWNERS** shall get only one Flat being No.2C on Second Floor Eastern side of the building. This is called the **OWNERS' ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the undivided proportionate share of land and also together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

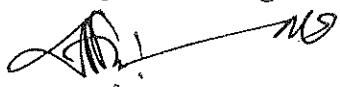
AND WHEREAS the **DEVELOPER** herein shall get rest sanction Flat area of the building. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The **DEVELOPER** shall erect the entire **Ground Plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

**NOW THE AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:



- (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (b) **DEVELOPER** : shall mean **M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL**, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, Party of the **SECOND PART** herein for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring total land area **07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as **K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094** as mentioned and described in the **SCHEDULE ‘A’** hereunder written.
- (e) **BUILDING** : shall mean the building to be constructed on the said premises as per sanctioned residential **Ground Plus Four Storied building plan with lift facility** as per Building Permit No.2023120419



MS

dated 28.12.2023 sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

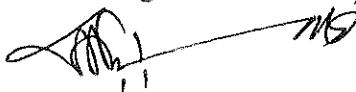
(f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and care taker's room and toilet on the ground Floor of the proposed building, lift, meter space, water and water lines and all plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.

(g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** have been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the undivided proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

(h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "D"** hereunder written.

(i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.

(j) **BUILDING PLAN** : would mean such plan prepared by the Planner/Architect for the construction of the new Ground Plus Four Storied building with lift facility is being erected as per Building Permit

A handwritten signature in black ink, appearing to read "N.B.", is placed at the bottom right of the page.

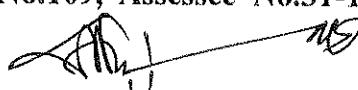
No.2023120419 dated 28.12.2023 sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
- (m) **PROJECT ADVOCATE** : As the Developer's appointed Advocate shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).

2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.

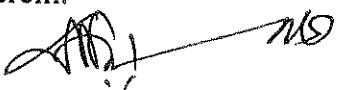
3. **THE OWNERS DECLARE** as follows:

- (a) That they are the joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094**, as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5**, within



**P.S. Panchasayar, Kolkata – 700 094**, is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

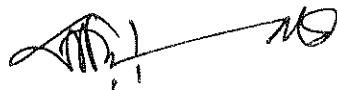
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
  - (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to do the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
  - (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** which have been described in the **SCHEDULE 'B'** hereunder written.
  - (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
  - (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/or completion plan or revised plan etc. as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all copies of the such building plans duly sanctioned by K.M.C. to the **OWNERS** herein.



- (d) For that purpose of sanction of the further Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOER** shall sign and also appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters related to the building plan as aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.
- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanctioned building plan and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **Developer's Allocation** together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of the **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a **Ground Plus Four storied building with lift facility** thereon in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.

A handwritten signature in black ink, appearing to read "AB" and "MB", is placed below the list of conditions.

- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deemed fit and proper by the **DEVELOPER** company for such construction of the said building by the first class building materials according to the building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongwith installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The **DEVELOPER** shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** excluding the Owners' Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned

A handwritten signature in black ink, appearing to read "N" and "A", is placed at the bottom of the page.

building plan sanctioned by The Kolkata Municipal Corporation Office as well as the specifications as annexed herewith and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. The **DEVELOPER** shall hand over the possession of the **OWNERS' ALLOCATION** on and within 30 (Thirty) months from the date of execution of this Agreement and it is also noted that the **OWNERS** herein have already handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement.

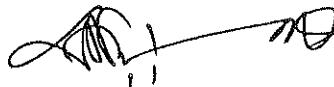
(k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor, electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-

(i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.

(ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.

(iii) The **DEVELOPER** shall sell the flats and garage space of the proposed building, as per sanctioned plan, as the **DEVELOPER'S ALLOCATION** which has been described in the **SCHEDULE 'D'** hereunder written **Together With** proportionate undivided share of land of the said premises

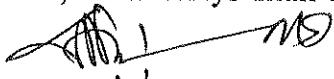


and right to use the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

(iv) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different types of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. by the Development Agreement alongwith Developer Power of Attorney.

**6. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS as follows :-**

(i) That it is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delays shall not be counted and the

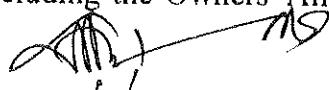
A handwritten signature in black ink, appearing to read 'MS', is placed at the bottom right of the page.

**DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.

- (ii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iii) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (iv) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building cost of the soil test, the cost for the local disputes or political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable for the same and even the **DEVELOPER** shall face or pay any cost for the labour problem, any kind of accident during construction or any types of natural calamity etc. in respect of the Development work of the concerned Premises.
- (v) That after handing over the entire **Owners' Allocation** by the **DEVELOPER** herein the **OWNERS** herein shall have to pay its proportionate taxes for its allocation to the concerned authority.
- (vi) The annexed-specification of the building shall be part of the agreement.

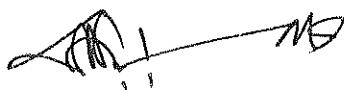
#### **7. MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNERS** hereby undertakes that the **DEVELOPER** shall be entitled to the rest construction excluding the **Owners' Allocation** and shall enjoy



its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

- (ii) The **OWNERS** No.2 and 3 execute and registered a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the **OWNERS** No.2 and 3 to take any revised or completion Plan from K.M.C. and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.
- (iii) The **OWNERS** shall handover the original Title Deed, link deed, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement.
- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNERS** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the costs and take all the financial liabilities thereof.
- (v) That during pendency of this Agreement if any of the **OWNERS** leave this material world, his/her/their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS'**

A handwritten signature in black ink, appearing to read 'M B', is located at the bottom right of the page.

**ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the developer Company leaves the material world, the company shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement hand over the OWNERS' ALLOCATION within the stipulated period.

(vii) The DEVELOPER shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the DEVELOPER shall have to regularize the same and take necessary completion certificate as regards the proposed building.

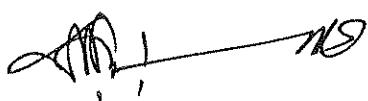
#### 9. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

#### **SCHEDULE OF THE ABOVE REFERRED TO (DESCRIPTION OF THE ENTIRE PROPERTY)** **SCHEDULE – 'A'**

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft. togetherwith one tile shed structure measuring an area of 100 (One hundred ) Sq.ft. whereon a Ground Plus Four Storied building plan with lift facility as per Building Permit No.2023120419 dated 28.12.2023 sanctioned by The Kolkata Municipal Corporation situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094 and the entire property is butted and bounded by :

ON THE NORTH : 9050 MM wide Common Passage;  
ON THE SOUTH : 12192 (40'-0") wide Road;  
ON THE EAST : 6096 (20'-0") wide Road;  
ON THE WEST : KMC Premises No.2122, Nayabad, property of others.



**SCHEDULE – ‘B’ ABOVE REFERRED TO  
(OWNER’S ALLOCATION)**  
**TO BE OBTAINED FROM THE DEVELOPER**

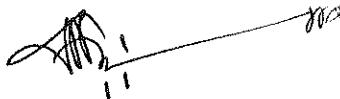
The OWNERS shall get only one Flat being No.2C situated on the Second Floor Eastern side of the building measuring carpet area of 631 Sq.ft (including balcony), corresponding to built up area of 786 sq.ft. and also corresponding to super built up area of 982 Sq.ft.. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building as mentioned in the SCHEDULE-C below.

**SCHEDULE – ‘C’ ABOVE REFERRED TO  
(COMMON RIGHTS AND FACILITIES)**

Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection for main service line from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mumpy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker’s Room toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

**SCHEDULE – ‘D’ ABOVE REFERRED TO  
(DEVELOPER’S ALLOCATION)**

ALL THAT the DEVELOPER herein shall get rest sanction Flat area of the proposed building together with entire **Ground Floor** area on the Ground floor of the building. The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE – “A” hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE – ‘C’ above.

A handwritten signature in black ink, appearing to read 'MA', is placed at the bottom right of the page.

IN WITNESS WHEREOF the Parties have put their respective signature hereto  
the day, month and year first above written.

**WITNESSES:**

1. *Abhejil Kumar Mishra*  
*W.U. - N.I.J. Malta*  
*P.O. Bortala*  
*Dist- Purba Medinipur*

Olendrila Promoters & Developers Pvt. Ltd.

*Robin Sen*  
Director

2. *Tapesh Mishra*  
*Advocate*  
*High Court*  
*Kolkata*

*Biswanath Paul*  
*Dimp Kumar Haldar*

**SIGNATURE OF THE OWNER**

Olendrila Promoters & Developers Pvt. Ltd.

*Robin Sen*  
Director

**SIGNATURE OF THE DEVELOPER**

Read over, explained in Vernacular to the  
Parties and admitted to be correct and as per  
the instructions given by the parties, drafted by  
me and prepared by me in my chamber as per the  
documents supplied by the Parties herein.

*Debes Kumar Misra (G.M.)*

(DEBES KUMAR MISRA)  
ADVOCATE [Enrolment No.F/364/329/1989]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber: 'MAHESHWAR',  
52, Commint Park, (Near Peerless Hospital)  
P.O. & P.S. Panchasayar, Kolkata - 700 094,  
PH-9830236148 (D.K.M.),  
Email : debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email : mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email : tapesh.mishra85@gmail.com

## JOB SPECIFICATION

**A. Structure:** The building shall be Reinforcement concrete cement framed structure as per design of the architect/Engineer.

**B. Wall:** All exterior brick work shall be 8" thick with bricks/Fly Ash Brickwork/AAC Block or Equivalent of approved quality. Flat partition 5" thick & all inside partition wall 3" thick wall with 1<sup>st</sup> class brick.

**C. Floor, skirting & DADO:**

- 1) All rooms and verandas are laid with vitrified tiles of 2' x 2' and to skirting of 4" height.
- 2) Dining and drawing with vitrified Tiles slab with 4" skirting without any design.
- 3) All stair case landing will be made of stone/marble.
- 4) Kitchen will have anti-skid tiles in floor and dado finish with glazed tiles upto 3'0" from Granite cooking top.
- 5) In toilets & WC anti-skid tiles in floor and dado finish with glazed tiles 8" x 12" upto 6'0" height.

**D. Plastering:** The outside of the building will have plaster 3/4" thick average whereas the inside and ceiling plaster will be 1/4" thick (average).

**E. Door:**

- 1) All door would be 32 mm. Thick, Flush type, made of chemically treated hard wood with teak finish with wooden door frame of Malaysian Sal wood.
- 2) One 8" long tower bolt from inside.
- 3) One telescopic peep-hole at main door.
- 4) Electric bell point only
- 5) One mortice lock at main door.

Other Doors

- 1) Flash type doors will be provided at kitchen and toilet.
- 2) One aluminium tower bolt 6" long from outside.

One brass handle from outside.

**Window:** All aluminium sliding windows as per design by architect will be provided. All windows will be covered by painted M. S. ornamental grill.

All windows shutters will be fully glazed and made of 3 mm thick glass panel.

The windows of toilets shall have translucent glass.

**F. Painting:** The building shall be painted externally with cement based paints (Weather coat). The inside of the flat shall be of Putty. Colour wash will be done on stair case wall.

**G. Toilet & kitchen:**

- 1) One shower in toilet.
- 2) Two tap in toilet, all sanitary fittings will be made by Mark.
- 3) One western type WC with necessary flushing arrangement.
- 4) One ablusion tap.
- 5) One tap with stainless still sink in kitchen.
- 6) One wash basin in dining.

**H. Staircase:** Staircase room will be provided with glass for light and ventilation as per design.

Space for electricity meters and pumps.

**I. Electrical Installation:**

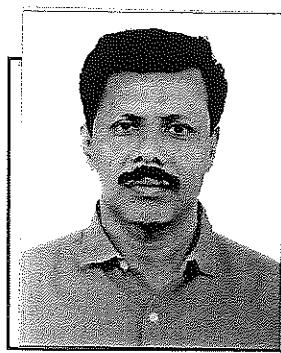
- 1) One suitable electrical connection and meter (common) from CESC Ltd. For the entire building. Separate meter for individual flat at purchaser's cost and persuasion.
- 2) Two light points, one fan point and one 5 amp. Plug point in drawing and dining.
- 3) One fan point, two light points and one 5 amp. Plug point in bed rooms.
- 4) One ac point in master bedroom.
- 5) One light point each in toilet and kitchen along with a point of exhaust fan.
- 6) All wiring will be as per existing regulation & of materials of anchor/ havells.
- 7) One light point in varandah.

**J. Lift:** Lift from Flex Elevator will be provided.

**K. Water supply:**

- 1) Overhead reservoir will be provided at top as per design.

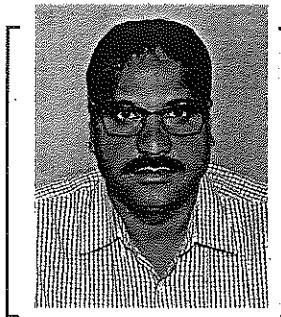
Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. PRABIR PAUL ..

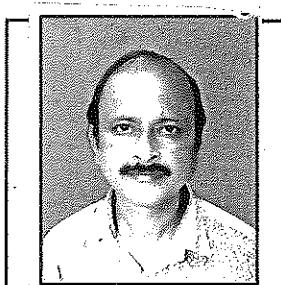
Signature .. Prabir Paul ..



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. BASWANATH PAUL ..

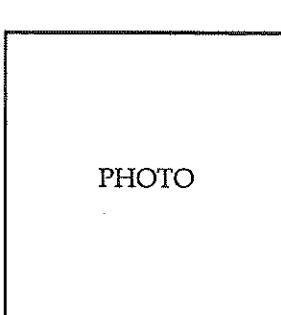
Signature .. Baswan Nath Paul ..



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. ANUP KUMAR HALDER ..

Signature .. Anup Kumar Halder ..



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. ..

Signature .. ..



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



192025260211826038

**GRN Details**

GRN:	192025260211826038	Payment Mode:	SBI Epay
GRN Date:	14/08/2025 10:22:05	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4612876286115	BRN Date:	14/08/2025 10:22:18
Gateway Ref ID:	252269983420	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	140820252021182602	Payment Init. Date:	14/08/2025 10:22:05
Payment Status:	Successful	Payment Ref. No:	2002338266/1/2025
			[Query No/*/Query Year]

**Depositor Details**

Depositor's Name:	Mr SOMESH MISHRA
Address:	HIGH COURT CALCUTTA
Mobile:	9051446430
Period From (dd/mm/yyyy):	14/08/2025
Period To (dd/mm/yyyy):	14/08/2025
Payment Ref ID:	2002338266/1/2025
Dept Ref ID/DRN:	2002338266/1/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002338266/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2002338266/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
Total				40520

IN WORDS: **FORTY THOUSAND FIVE HUNDRED TWENTY ONLY.**

### Major Information of the Deed

Deed No :	I-1630-06804/2025	Date of Registration	14/08/2025
Query No / Year	1630-2002338266/2025	Office where deed is registered	
Query Date	14/08/2025 10:00:13 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 2/-		Rs. 1,68,32,496/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (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: Nayabad, Premises No: 2127, , Ward No: 109 Pin Code : 700094

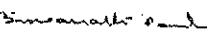
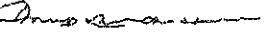
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	7 Katha 10 Chatak 9 Sq Ft	1/-	1,68,02,496/-	Width of Approach Road: 40 Ft.,
	Grand Total :			12.6019Dec	1 /-	168,02,496 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	30,000 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Sl No	Name	Photo	Finger Print	Signature
2	Mr Biswanath Paul Son of Ajit Paul Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		 Captured	
130A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx2D, Aadhaar No: 34xxxxxxxx7130, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				
3	Shri Anup Kumar Halder Son of Madhusudan Halder Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		 Captured	
23K, Panchanan Tala Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AAxxxxxx3Q, Aadhaar No: 77xxxxxxxx8910, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Shri PRABIR PAUL (Presentant ) Son of Shri Santi Ranjan Paul Date of Execution - 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 , Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td>Aug 14 2025 3:54PM</td><td>LTI</td><td>14/08/2025</td><td>14/08/2025</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri PRABIR PAUL (Presentant ) Son of Shri Santi Ranjan Paul Date of Execution - 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 , Place of Admission of Execution: Office		 Captured		Aug 14 2025 3:54PM	LTI	14/08/2025	14/08/2025
Name	Photo	Finger Print	Signature										
Shri PRABIR PAUL (Presentant ) Son of Shri Santi Ranjan Paul Date of Execution - 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 , Place of Admission of Execution: Office		 Captured											
Aug 14 2025 3:54PM	LTI	14/08/2025	14/08/2025										

783, Anandapur, URABANA, Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24 Parganas, West Bengal, India, PIN: 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director), OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra VILL- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	
	14/08/2025	14/08/2025	14/08/2025

Identifier Of Shri PRABIR PAUL, Mr Biswanath Paul, Shri Anup Kumar Halder

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.20062 Dec
2	Mr Biswanath Paul	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.20062 Dec
3	Shri Anup Kumar Halder	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.20062 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
2	Mr Biswanath Paul	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
3	Shri Anup Kumar Halder	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft

Endorsement For Deed Number : I - 163006804 / 2025

On 14-08-2025

**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 14:26 hrs on 14-08-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri PRABIR PAUL ,.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,32,496/-

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

Execution is admitted on 14/08/2025 by 1. Mr Biswanath Paul, Son of Ajit Paul, 130A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Shri Anup Kumar Halder, Son of Madhusudan Halder, 23K, Panchanan Tala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indentified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-08-2025 by Shri PRABIR PAUL, Director, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indentified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

**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 14/08/2025 10:22AM with Govt. Ref. No: 192025260211826038 on 14-08-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBEPay), Ref. No. 4612876286115 on 14-08-2025, 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 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 45337, Amount: Rs.100.00/-, Date of Purchase: 11/08/2025, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2025 10:22AM with Govt. Ref. No: 192025260211826038 on 14-08-2025, Amount Rs: 39,920/-, Bank: SBI EPay ( SBEPay), Ref. No. 4612876286115 on 14-08-2025, Head of Account 0030-02-103-003-02

Dillip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

