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District Sub-Register-II
Alipore, South 24-parganas

04 OCT 2024

2740 OCT 2024

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is made on this the 4th day of
October, 2024 Two Thousand Twenty Four.

BETWEEN

Sl. No
10588

Date
08, AUG, 2024

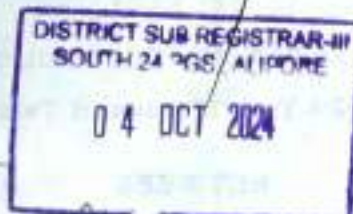
No.

10/-

Name
Address

BODHAYAN SEN (Advocate)
ALIPORE JUDGES COURT, KOL-700027.

SMRITI BIKASH DAS
Govt. Licensed Stamp Vendor
Alipore Police Court
Kolkata - 27



Rajesh Kumar
S/o Surindar Kumar
Alipore Police Court
Kolkata - 27

1. **SRI SUKHARANJAN CHANDA (PAN NO- ABYPC8930E)**, Son of Late Hemanta Kumar Chanda 2. **SRI SUBRATA CHANDA (PAN NO- ACYPC7061R)**, Son of Late Hemanta Kumar Chanda, all by Faith- Hindu, by Occupation- Business, all are residing at **4/15, Rajendra Prasad colony, Tollygunge, Kolkata-700033**, 3. **SMT. GITA DEB (PAN NO- AWXPD6029P)**, wife of Ranjit Deb, daughter of Late Hemanta Kumar Chanda, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at **105A, Bickram Garh, P.S- Jadavpur, Kolkata-700032**, 4. **SMT. MANJU MALLICK (PAN NO- FTBPM4341H)**, wife of Bablu Malick, daughter of Late Hemanta Kumar Chanda, by faith- Hindu, by occupation- Housewife, residing at **C-1, Sonali Park, P.S. Bansdrone, Kolkata-700070** and 5. **ANJU MAJUMDAR (PAN NO- CEWPM7495H)**, wife of Late Shyamal Majumdar, daughter of Late Hemanta Kumar Chanda, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at **C-1, Sonali park, P.O & P.S. Bansdrone, Kolkata- 700070**, herein after collectively called and referred to as the "**OWNERS**" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, legal representative administrators and assigns) of the **ONE PART**:

AND

SRI SANJIB THAKUR (PAN NO- AFKPT7772F), son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, Hereinafter called and referred to as the **DEVELOPER** (which term shall unless be excluded by or repugnant to the context shall be deemed to include its heirs, executors, administrator, representatives and assigns) of the **SECOND PART**.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
04 OCT 2024

WHEREAS

1. One **Mahammad Wased Ali**, Son of Late Munsii Wased Ali of Banadroni, Tollygunge, District 24-Parganas was the Rayati Sattya Bisistha OWNER of land measuring **24 Decimals** more or less comprising in C.S. Dag No. 939 appertaining to C.S Khatian No. 227 of Mouza- Bansdroni. J.L. No. 45, recorded as revenue Survey No. 351 under District Collectorate's Touzi No. 63/64, Pargana- Magura, within P.S. Sadar Tullygunge thereafter Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation Ward No. 113, Kolkata- 700070, District South 24-Parganas.

2. Being in urgent need of money, the said OWNER **Mahammed Wased Ali** sold, conveyed and transferred all that piece and parcel of Sali land measuring 15 Cotthas be the little more or less comprising in C.S. Dag No. 939 appertaining to C.S Khatian No. 227 of Mouza- Bansdroni. J.L. No. 45, recorded as revenue Survey No. 351 under District Collectorate's Touzi No. 63/64, Pargana- Magura, within P.S. Sadar Tullygunge thereafter Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation Ward No. 113, Kolkata- 700070, District South 24-Parganas to **Sri Hemanta Kumar Chanda**, Son of Late Rasik Chandra Chanda of **4/15. Rajendra Prasad Colony, P.S. Sadar Tollygunge, District 24-Paranas (now South 24 Parganas)**, by a deed of sale, which was registered at **D.R Alipore** and recorded in **Book no. 1, Volume No. 1054, Pages 292 to 295, Deed No. 7705, for the Year 1962.**

3. That after such purchase the said OWNER **Hemanta Kumar Chanda**, being peacefully seized, possessed and enjoyment of the said property, the died intestate leaving behind him surviving his only widow **Sabitri Bala Chanda @ Sabitri Chanda**, two sons **Sukharanjan Chanda, Subrata Chanda**, three married daughters



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Gita Deb, Manju Mallick and **Anju Majumdar** had been jointly inherited the aforesaid property left by him.

4. The said OWNERS being their urgent need of money, they sold out some portion and the rest **ALL THAT** land measuring **6 Cottahs 10 Chittak** and **36 Sq.ft** more or less comprising in C.S. Dag No. 939 appertaining to C.S Khatian No. 227 of Mouza- Bansdrani. J.L. No. 45, recorded as revenue Survey No. 351 under District Collectorate's Touzi No. 63/64, Pargana- Magura, within P.S. Sadar Tullygunge thereafter Regent Park now Bansdrani, now within the limits of the Kolkata Municipal Corporation Ward No. 113, Being **KMC Premises no. 186, Niranjan pally B-Block, Kolkata- 700070**, District South 24-Parganas south under their possession.

5. The said **Sabitri Bala Chanda @ Sabitri Chanda** died intestate on **02/08/2016** leaving behind her surviving **two** sons **Sukharanjan Chanda, Subrata Chanda**, **three** married daughters **Gita Deb, Manju Mallick** and **Anju Majumdar**, had been jointly inherited the aforesaid property left by her.

AND WHEREAS the OWNERS/First Party herein decided to develop the aforesaid property by erecting multi storied building thereon consisting of several flats and other space as per the Building Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation. The owners herein declared that the FIRST SCHEDULE property is not subjected to any encumbrances, charges, mortgage, liens or attachments in whatsoever manner and if any dispute arises in future regarding title of the said property in that case the OWNERS/First Party herein shall solve such dispute at their own cost and Developer shall not compensate the owners for such reason.

AND WHEREAS accordingly the OWNERS/First Party herein approached the Developer / Second Party herein to construct the



"Building" on the said property as per the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS the Developer/Second Party after discussion with the OWNERS/First Party herein have agreed to undertake the Development work on the said plot of land and as per the Building plan to be sanctioned by the Kolkata Municipal Corporation with works specification as mentioned herein below in FIFTH SCHEDULE.

AND WHEREAS the Developer is agreed to construct multi storied building upon the first schedule land and the Developer has represented to be completed to and capable enough both technically and financially of constructing the proposed building on the said land uninterrupted more or less the Developer upon execution and registration of this Development Agreement shall stand ceased from making any issue or issues in connection with and in relation to the present condition and status of the said land as it is now.

AND WHEREAS to avoid future complications the parties hereto have agreed to enter into this Development Agreement by incorporating the terms and conditions of the Development of the said premises which are recorded now.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND ITS IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE-I, DEFINITION

OWNERS- shall mean **1. SRI SUKHARANJAN CHANDA (PAN NO- ABYPC8930E)**, Son of Late Hemanta Kumar Chanda **2. SRI SUBRATA CHANDA (PAN NO- ACYPC7061R)**, Son of Late Hemanta Kumar Chanda, all by Faith- Hindu, by Occupation- Business, all are residing at **4/15, Rajendra Prasad colony, Tollygunge, Kolkata-**



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700033, 3. SMT. GITA DEB (PAN NO- AWXPD6029P), wife of Ranjit Deb, daughter of Late Hemanta Kumar Chanda, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at **105A, Bickram Garh, P.S- Jadavpur, Kolakta-700032, 4. SMT. MANJU MALICK (PAN NO. FTBPM4341H)**, wife of Bablu Malick, daughter of Late Hemanta Kumar Chanda, by faith- Hindu, by occupation- Housewife, residing at **C-1, Sonali Park, P.S. Bansdrone, Kolkata-700070** and **5. ANJU MAJUMDAR (PAN NO- CEWPM7495H)**, wife of Late Shyamal Majumdar, daughter of Late Hemanta Kumar Chanda, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at **C-1, Sonali park, P.S. Bansdrone, Kolkata- 700070** and their legal heirs and successors.

DEVELOPER- shall mean **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070 and their legal heirs and successors.

THE SAID PROPERTY - shall mean **ALL THAT** land measuring **6 Cottahs 10 Chittak** and **36 Sq.ft** more or less together with 100 sq.ft RTS structure standing thereon comprising in C.S. Dag No. 939 appertaining to C.S Khatian No. 227 of Mouza- Bansdrone. J.L. No. 45, recorded as revenue Survey No. 351 under District Collectorate's Touzi No. 63/64, Pargana- Magura, within P.S. Sadar Tullygunge thereafter Regent Park now Bansdrone, now within the limits of the Kolkata Municipal Corporation Ward No. 113, Being **KMC Premises no. 186, Niranjan pally B-Block, Kolkata- 700070**, District South 24-Parganas.

BUILDING- shall mean Ground plus Four storied building to be constructed on the said property as per the Building Plan to be



sanctioned by the Kolkata Municipal Corporation by the said Developer with its own cost and effort and after demolition of the existing structure.

OWNER'S ALLOCATION- Owner's allocation is morefully and particularly described in Second Schedule written hereunder.

The OWNERS shall be lawfully entitled to uninterrupted use and enjoy the common areas, facilities, advantages, benefits, privileges and amenities attached with and available in the said proposed building on the said land.

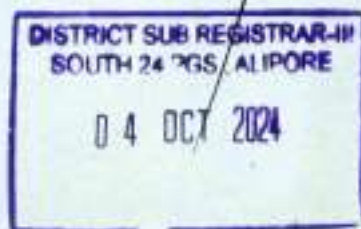
DEVELOPER'S ALLOCATION- Developer's allocation is morefully and particularly described in Third Schedule written hereunder.

ENGINEER/ARCHITECT- Shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.

BUILDING PLAN- Shall mean such plan prepared by the Architect appointed by the Developer and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer.

COMMON EXPENSES- shall mean and include proportionate share of the cost, charges and expenses for maintenance upkeep, repair and replacement of the common parts, common amenities morefully and particularly mentioned in the Fifth Schedule hereunder written.

COMMON AREAS AND COMMON FACILITIES : shall include corridors, stairways, passageways, on the Grbund Floor, water, pump and motor and ultimate Roof (Roof of the building as the Building Plan duly sanctioned by The Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties



hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the OWNERS herein.

SALEABLE SPACE: the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats within the Developer's Allocation as specified above.

ARTICLE-II

That after 16/02/2015 the Developer shall pay only the rates and taxes including arrears in respect thereof in connection with the said existing structure and land at the First Schedule Premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes and utility bills in respect of the said property from the date of taking over the possession of the said premises from the OWNERS herein as it is condition till the date of handing over of the said OWNERS Allocation of flats and the OWNERS herein liable to pay the rates and taxes in respect of the OWNERS Allocation of the building from the date of taking over the said allocation effectively complete in all respect in the manner aforesaid. After allotment of OWNERS allocation to the OWNERS, the Developer shall be responsible and liable for payment of rates and taxes including discharge of any statutory liabilities in respect of the Developer's Allocation in the proposed building.

The OWNERS shall handover original copy of all deeds and documents including Tax receipt of the KMC and Mutation Certificate, Government Revenue receipt in respect of the First Schedule property to the Developer at the time of execution hereof and after selling of Developer's allocation the Developer shall return all documents to the OWNERS.



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The OWNERS undertake to execute and register a Development Power of Attorney only in favour of the Developer herein for the purpose of or in connection with and in relation to development of the First Schedule land and construction thereupon the proposed building limits upto conducting the necessary negotiation with the intending buyers in respect of the residential flat/units under the Developer's Allocation excluding the OWNERS Allocation, unilateral right to sign and execute any agreements for sale or Deed or Deeds of Conveyance in favour of the intending buyers/transferees in respect of the Developer's Allocation.

The ultimate roof of the building shall be the common for all occupants of the building including OWNERS.

The Developer shall have right to negotiate with the intending buyers for sale and transfer of the residential flats/units in respect of the Developer's Allocation.

The OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land. The Developer has inspected and/or made necessary searches and satisfied about the marketability of title of the OWNERS enters into this Agreement.

The said land is free from all encumbrances, charges, liens, lispendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the OWNERS have good and marketable title in respect of the said land.

The DEVELOPER at its own cost shall arrange alternative habitable accommodation for the OWNERS till the completion of the construction and handover of the OWNERS allocation complete in all respect.



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If the Developer fails to complete the construction and handover the OWNER'S allocations even after expiry of the above period (24 months + 6 months for plan sanction and further 6 months grace period) in that case the developer shall be liable to pay @ Rs. 20,000/- (Rupees Twenty Thousand) per month to the OWNERS towards compensation till the completion of the construction and handover of the OWNERS allocation complete in all respect.

ARTICLE-III

The OWNERS hereby grant subject to what have been hereunder provided exclusive right to the Developer to build construct, erect and complete the said building or buildings on the said land strictly according to the plan to be sanctioned by Kolkata Municipal Corporation and to commercially exploit the same by entering into an Agreement for Sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned as per terms and conditions of this Agreement/

It has been agreed by the DEVELOPER that he would provide one space for SHOP (6' * 8') total 48 sq.ft approx. carpet area at the ground floor out of his allocation of 60% to Smt. Anju Majumder, as compensation and this should not be included in 40% allocation of the OWNERS.

To get all applications, plans and other papers and documents signed by the OWNERS as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the OWNERS at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, PROVIDED HOWEVER THAT the



Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall construct said building on the said land at its own costs.

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

ARTICLE-IV

The OWNERS shall execute Development Power of Attorney to construct proposed building and for sale and registration of Deed of Conveyance of Developer's allocation for receiving earnest money, consideration amount from the intending Purchaser/ Purchasers of the Developer's allocation and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the building and also for pursuing and following up the matter with Kolkata Municipal Corporation, W.B.S.E.D.C. Ltd/CESC and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's allocation subject to fulfilment of the terms and conditions as mentioned in this agreement.

ARTICLE-V

POSSESSION

Simultaneously with the execution of this Agreement the OWNERS will put the Developer in physical possession of the said land for proposed construction of the new building subject to payment of outstanding



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KMC taxes till handover possession in the newly building by the Developer to the OWNERS.

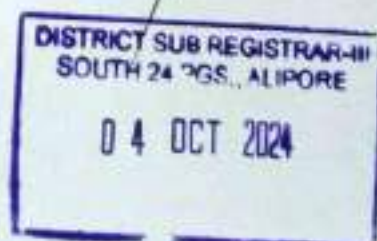
ARTICLE-VI

SPACE ALLOCATION

The DEVELOPER shall handover the possession of the OWNERS allocation in the proposed building to be constructed on the said premises within (24 months for construction period + 6 months for plan sanction) 30 months from the date of signing of this Development Agreement and However, if the DEVELOPER fails to complete the construction and /or complete the said premises within 36 months from the date of signing of this Development Agreement, then the OWNERS at their discretion may extend further SIX MONTHs as grace period for completion of the construction.

After the allocation to the OWNERS and to Developer of its allocation in the manner herein hereto provided all common passage, corridors shall belong to the parties herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

The Developer shall be exclusively entitled to sale/transfer the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the OWNERS and the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation provided the Developer shall first handover the possession to the OWNERS of their allocation upto their satisfaction. It is to be mentioned that unless and until the possession of the OWNER'S allocation is not been handed over or delivered to the OWNERS herein by the Developer herein, the



Developer shall have no right to deliver the possession to its intending purchasers or its nominees and/or assignees from its allocation.

That during construction work if any dispute arises regarding title of the schedule property/land in that case the Developer shall not pay any compensation to the OWNERS.

In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the OWNERS however that such dealing shall not in any manner fasten or create any financial liability upon the OWNERS. The OWNERS also shall not be in any way responsible financially or otherwise to third party for booking of any flats/units of the Developer's allocation. The Developer will have the responsibility/liability out of any accident during the period of construction.

ARTICLE-VII
(CONSIDERATION)

In consideration of the OWNERS having agreed to permit the Developer to commercially exploit the said land in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and the Developer agreed to allocate to the OWNERS all that the property mentioned in the OWNER'S allocation stated above.

ARTICLE-VIII
(BUILDING)

The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with good and standard materials as may be specified by the Architects from time to time.



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Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.

The Developer shall install/erect in the said proposed building at the own costs viz, as per the specification and drawing provided by the Architect, pump or water storage reservoir, overhead tanks, septic tank, permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or Ground plus Four storied building having self-contained apartments constructed for sale of flats therein on Ownership basis as mutually agreed herein.

The Developer shall at its costs and expenses and without creating any financial liability upon the OWNERS construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Kolkata Municipal Corporation.

All costs charges and expenses including architects fees for the sanction of the plan shall be borne/ discharged by the Developer.

ARTICLE-IX

(Common facilities)

The Developer shall pay and bear all shares of property taxes in respect of the said land until the possession letter of and handing over possession to all the OWNERS of the proposed building.

As soon as construction of the proposed building is completed the Developer shall give written notice to the OWNERS, requiring the



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OWNERS to take possession of the OWNER'S allocation in the building having been completed in all respect.

The OWNERS and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.

Any transfer or any part of the OWNERS or Developer's allocation in the proposed building shall be subject to other, provision hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the connection facilities in the new building.

The OWNERS shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement.

ARTICLE-X

(OWNER'S OBLIGATION)

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

The OWNERS hereby agreed and covenant with the Developer not to act or to cause any interference or hindrance in the construction based on the said terms of this Agreement.



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The OWNERS agreed and covenants with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building subject to the OWNER'S allocation will be handed over first.

ARTICLE-XI

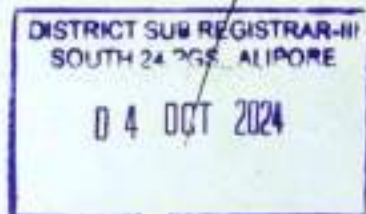
(DEVELOPER'S OBLIGATION)

The Developer hereby agrees and covenants with the OWNERS not to violate or contravene any of the provisions of rules applicable for construction of the said building and as well as rules by the Kolkata Municipal Corporation.

The Developer hereby agree and covenant with the OWNERS not to do any deed or thing whereby the OWNERS are prevented from enjoying selling assigning and/or disposing of any of the OWNER'S allocation in the said proposed building at the said premises.

The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allocated flat/allocation from the intending Purchaser or Purchasers at its sole discretion but at the sole responsibility and sole financial liability of the Developer and same shall be enjoyed by the Developer. The OWNERS are not in any way liable to the Third Party and intending purchasers of the flats financially and otherwise.

That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and the OWNERS shall not interfere in any way with the construction of the said building complex.



The Developer at its own cost and expenses will complete the construction of the proposed building/buildings within 24 months from the date of signing of this Development Agreement. However, the period may be extended for another 6 (six) months subject to force majeure or other unavoidable circumstances. THE OWNERS shall not pay any amount for such constructional work.

(DEVELOPER'S INDEMNITY)

The Developer hereby undertake to keep the OWNERS indemnified against all third-party claims, accident during construction, liabilities of others and actions arising out of any sort of act omission or commission of the Development in relation to the construction of the said building.

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

ARTICLE-XII

(TITLE DEEDS)

The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the substance of this Agreement and the Developer shall have liberty to ask the OWNERS to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.

After transfer Developer's allocation portion to any third party the Developer will hand over the original copy of the title deed to the



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OWNERS from whom received and the intending Purchaser/Purchasers shall get a Xerox copy of the same.

ARTICLE-XIV

(MISCELLANEOUS)

The OWNERS and the Developer have entered into the Agreement purely as a construct and nothing contained herein shall be deemed to be constructed as a Partnership between the Developer and the OWNERS.

The Developer shall frame scheme for the management and administration of the said property and/or regulation and the OWNERS hereby given their consent to abide by the same.

Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivers by hand and duly acknowledge or sent registered post to the registered office of the Developer.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

That neither partly shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.

That the OWNERS shall be liable to pay the corporation tax from the date of taking over the possession of his allocation from the Developer and to pay the proportionate share of corporation tax in respective of



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their allocation till mutation and separation of their allocation at the office of Kolkata Municipal Corporation with her name.

The Developer at its own risk and responsibility shall have the right to borrow money from any Bank or any financial institution without encumbering the First Schedule property in any manner whatsoever and without creating any liability upon the OWNERS, for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility without encumbering the OWNER'S allocation in any manner whatsoever.

The Developer will have right to amalgamate the different plots, if necessary.

The OWNERS shall pay all charges like B.L & L.R.O mutation, Khajna, KMC taxes, electricity bill of subject land.

Lift shall be installed by the Developer.

Cost for mother meter will be paid by OWNERS in equal share.

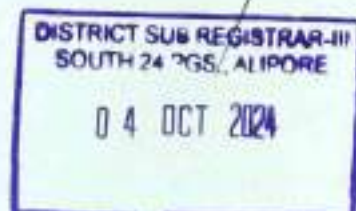
Developer/L.B.S/K.M.C will be the final authority for the drawing of the Building plan of proposed building and in that respect no other authority shall be entitled to interfere.

District Courts of South 24 Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceeding arising out of these presents between the parties hereto.

ARTICLE-XV

FORCE MAJEURE

Shall mean and include earth quake, commotion, flood, riot, storm, heavy rain falls and other natural calamities.



THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE LAND)

ALL THAT Bastu land measuring **6 Cottahs 10 Chittak** and **36 Sq.ft** more or less together with 100 sq.ft RTS structure standing thereon comprising in C.S & R.S Dag No. 939 appertaining to C.S Khatian No. 227 of Mouza- Bansdroni. J.L. No. 45, recorded as revenue Survey No. 351 under District Collectorate's Touzi No. 63/64, Pargana- Magura, within P.S. Sadar Tullygunge thereafter Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation **Ward No. 113**, Being **KMC Premises no. 186, Niranjani pally B-Block, Kolkata- 700070, Assessee No. 311131721291**, District South 24- Parganas together with all other easement right, facilities and amenities attached thereto and butted and bounded in the manner as follows:

ON THE NORTH	: 12ft. wide Common passage,
ON THE SOUTH	: Part of R.S. dag No. 939,
ON THE EAST	: 20't wide Road,
ON THE WEST	: Part of R.S. dag No. 939.

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOTMENT OF ALLOCATION TO THE OWNERS)

OWNERS will get **40%** share of total F.A.R of the proposed Ground plus Four storied building which includes-

50% share on the Ground floor, Entire Second Floor, Two 2bkh flat on the Fourth Floor Front side of the Proposed Ground plus Four storied building including undivided proportionate share of land of the said



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04 OCT 2024

premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises.

If, above mentioned **40%** ration is not completed in that case remaining ratio will be adjusted by money as per first booking rate of the flat of the proposed building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER)

Developer will get **60%** share (except owner's allocation) of total F.A.R of the proposed Ground plus Four storied building which includes-

50% share on the Ground floor, Entire First Floor, Entire Third Floor, Two 2bkh flat on the Fourth Floor Back side of the Proposed Ground plus Four storied building including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, spaces within the Developer's Allocation of the Building to be constructed on the said premises.

The Ultimate roof of the Building shall be the common for all occupants of the Building including OWNERS.

The Developer shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON PORTIONS)

1) Areas:

a) Entrance and exits.



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04 OCT 2024

- b) Boundary Walls and Main Gate of the Premises, lift.
- c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.

II) Water, Pumping and Drainage.

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of the Unit and/or exclusively for its use).

- b) Water supply system.

- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III) Electrical Installations:

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.

- b) Lighting of the common portions.

- c) Electrical installations relating to receiving of electricity.

IV) Others: Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-OWNERS.

V) Roof : Roof of the Building and open space on the Ground Floor of the Building shall be are as common.



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THE FIFTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE
BUILDING)

STRUCTURE AND FOUNDATION:

Building designed on R.C.C. foundations with Ambuja/Ultratrac cement confirming to Kolkata Municipal Corporation Rules or as per sanction Plan, floor and Design.

FLOORING

FLOORING & SKIRTING :

All rooms and verandah will have Vitrified Tiles finished all around with dado, stairs will have Marble finish.

TOILETS:

All toilets will be provided with pipe for General water, standard white basin, pan or commode, all toilets walls will have glaze tiles upto 4' height all around and 5'-6' height in bath in area and floor will have Marble finished.

KITCHEN:

Kitchen will have One black stone shelf and one Steel sink and floor will have caste in Marble finished.

DOORS & DOORS FRAME:

All doors will have and wooden frame and 1 1/2" thick flush door having commercial ply, Main Entrance door will be Flash door, Collapsible gate on the ground floor.

WINDOW FRAME & GRILLS:



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All window frames shall be made of Aluminum and shutters with M.S. Grills of suitable design with 3mm smoke Glass.

INTERNAL WALLS:

Plaster walls finished with Putty. Bricks work will be done as per KMC Plan.

EXTERNAL WALLS:

External walls to be two coated with water proof cement paint such as Asian Paint with Weather Coat.

STAIR CASE:

Plaster wall finished with white lime-wash.

ELECTRICAL:

All concealed wiring of Finolex/Havel's in every rooms, toilet, kitchen, living-cum-dining and veranda.

BED ROOMS:

1. One bracket light point.
2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.
6. One A.C line

LIVING/DINING:

1. One tube light points.
2. One bracket light point.



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3. One ceiling fan points.
4. One 5 Amp Point.
5. One 5 Pin Plug Point on Switch Board.
6. One Electric Cell Bell attached at Flats entrance.

KITCHEN:

1. One ceiling light point.
2. One exhaust fan point.
3. One 15 Amp Point.
4. Microoven point
5. Chimney point

TOILET:

1. One light point
2. One exhausts Point
3. Washing Machine point

ELECTRIC METER:

A separate electric meter shall be provided for each flat at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting, at costs but the amount of deposit shall be proportionately recorded from the intending buyers or flats holder.

PLUMBING:



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Concealed Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

WATER:

The Developer provides K.M.C water from underground reservoir.

ROOF- Roof treatment to be done by the Developer.



IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the parties hereto

in presence of :-

WITNESSES :-

1. Gauri Bhattacharya
Bipar police const.
10/1/22

Subrata Rayan Chandra

Gita Deb

Anjan Majumdar

Manju Mallick

Subrata Chandra

SIGNATURE OF THE OWNERS

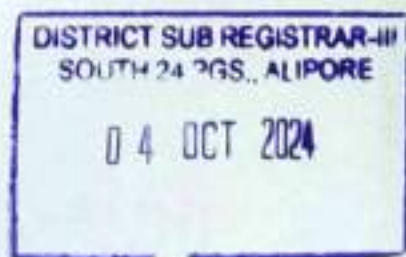
2. Shyam Saha
H.L. Saha Rd.
Bansdroni,
10/1/22

Danil P. Khan






SIGNATURE OF THE DEVELOPER




DRAFTED BY ME

Rajesh Laskar
RAJESH LASKAR 29/4/09
Bipar Const. 10/1/22
ADVOCATE





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE Subrata Chandra



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE Sanjit Kumar



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
04 OCT 2024



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE Sukh Rajan Chandra



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					






SIGNATURE Gita Deb



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SOUTH 24 PGS., ALIPORE
04 OCT 2024








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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE...*Manjiv Mullik*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE...*Anju Mishra*



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी आयकर पहचान पत्र
Permanent Account Number

AKHPLE110N



नाम / Name
RAJESH LASKAR

पिता का नाम / Father's Name
NURUDDIN LASKAR

03062019

जन्म की तारीख /
Date of Birth
08/02/1984

R. G. L.
हस्ताक्षर / Signature

Major Information of the Deed

Deed No :	I-1603-17486/2024	Date of Registration	04/10/2024
Query No / Year	1603-2002470939/2024	Office where deed is registered	
Query Date	18/09/2024 8:04:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No. : 8910845995, 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. 63,32,539/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjani Pally Block-B, Premises No: 186, Ward No: 113 Pin Code : 700070

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	6 Katha 10 Chatak 36 Sq Ft	1/-	63,02,539/-	Width of Approach Road: 20 Ft.,
Grand Total :				11.0138Dec	1/-	63,02,539 /-	

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: 0Year, 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	Name Mr SUKHARANJAN CHANDA Son of Late Hemanta Kumar Chanda Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	Photo  04/10/2024	Finger Print  LTI 04/10/2024	Signature  04/10/2024
4/15, Rajendra Prasad Colony, Tollygunge, City:- Not Specified, P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ABxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
2	Name Mr SUBRATA CHANDA (Presentant) Son of Late Hemanta Kumar Chanda Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	Photo  04/10/2024	Finger Print  LTI 04/10/2024	Signature  04/10/2024
4/15, Rajendra Prasad Colony, Tollygunge, City:- Not Specified, P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
3	Name Mrs GITA DEB Wife of Mr Ranjit Deb Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	Photo  04/10/2024	Finger Print  LTI 04/10/2024	Signature  04/10/2024
105A, Bickram Garh, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AWxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs MANJU MALLICK Wife of Mr. Bablu Mallick Executed by: Self, Date of Execution: 04/10/2024 Admitted by: Self, Date of Admission: 04/10/2024, Place : Office	 04/10/2024	 Captured LTI 04/10/2024	 04/10/2024
C-1, Sonali Park,, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: FTxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs ANJU MAJUMDAR Wife of Late Shyamal Majumdar Executed by: Self, Date of Execution: 04/10/2024 Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 04/10/2024	 Captured LTI 04/10/2024	 04/10/2024
C-1, Sonali Park,, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: CExxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB THAKUR Son of Mr Naresh Thakur Executed by: Self, Date of Execution: 04/10/2024 Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 04/10/2024	 Captured LTI 04/10/2024	 04/10/2024
Son of Mr. Naresh Thakur P-11, Pir Pukur Road, Vidyasagar Park, City:- Not Specified, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr. NURUDDIN LASKAR ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	04/10/2024	04/10/2024	04/10/2024
Identifier Of Mr SUKHARANJAN CHANDA, Mr SUBRATA CHANDA, Mrs GITA DEB, Mrs MANJU MALLICK, Mrs ANJU MAJUMDAR, Mr SANJIB THAKUR			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SUKHARANJAN CHANDA	Mr SANJIB THAKUR-2.20275 Dec
2	Mr SUBRATA CHANDA	Mr SANJIB THAKUR-2.20275 Dec
3	Mrs GITA DEB	Mr SANJIB THAKUR-2.20275 Dec
4	Mrs MANJU MALLICK	Mr SANJIB THAKUR-2.20275 Dec
5	Mrs ANJU MAJUMDAR	Mr SANJIB THAKUR-2.20275 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr SUKHARANJAN CHANDA	Mr SANJIB THAKUR-20.00000000 Sq Ft
2	Mr SUBRATA CHANDA	Mr SANJIB THAKUR-20.00000000 Sq Ft
3	Mrs GITA DEB	Mr SANJIB THAKUR-20.00000000 Sq Ft
4	Mrs MANJU MALLICK	Mr SANJIB THAKUR-20.00000000 Sq Ft
5	Mrs ANJU MAJUMDAR	Mr SANJIB THAKUR-20.00000000 Sq Ft

Endorsement For Deed Number : I - 160317486 / 2024

On 04-10-2024

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 15:36 hrs on 04-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBRATA CHANDA , one of the Executants

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 63,32,539/-

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

Execution is admitted on 04/10/2024 by 1. Mr SUKHARANJAN CHANDA, Son of Late Hemanta Kumar Chanda, 4/15, Rajendra Prasad Colony, Tollygunge, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Mr SUBRATA CHANDA, Son of Late Hemanta Kumar Chanda, 4/15, Rajendra Prasad Colony, Tollygunge, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 3. Mrs GITA DEB, Wife of Mr Ranjit Deb, 105A, Bickram Garh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Mrs MANJU MALLICK, Wife of Mr Bablu Mallick, C-1, Sonali Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Mrs ANJU MAJUMDAR, Wife of Late Shyamal Majumdar, C-1, Sonali Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 6. Mr SANJIB THAKUR, Son of Mr Naresh Thakur, P-11, Pir Pukur Road, Vidyasagar Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr RAJESH LASKAR, , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2024 1:46PM with Govt. Ref. No: 192024250241552018 on 04-10-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 5863430629733 on 04-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10586, Amount: Rs.10.00/-, Date of Purchase: 08/08/2024, Vendor name: S-B DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2024 1:46PM with Govt. Ref. No: 192024250241552018 on 04-10-2024, Amount Rs: 10,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 5863430629733 on 04-10-2024, 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 1603-2024, Page from 451692 to 451729

being No 160317486 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.10.22 17:41:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/10/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.