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Certified that the document is
registration. The signature of
the endorserment sheet and the
document are the part of this document.

20-09-24

DEVELOPMENT AGREEMENT

District Sub-Register-111
Alipore, South 24-parganas

THIS DEVELOPMENT AGREEMENT is made this 20th the
20th day of SEPTEMBER' 2024 (Thousand and Twenty Four).

BETWEEN

MR. SANJAY KUMAR PAUL, PAN: ANQPP9467K, Aadhaar
No. 6491 4247 3654, son of Late Matilal Paul, by faith Hindu, by
nationality- Indian, by occupation-Service, residing at "Anurag
Apartment", 252, Dhalua Rail Math, Srinagar Main Road,
Hatibari, P.O-Dhalua, P.S-Narendrapur formerly Sonarpur,
Kolkata-700152, District South 24-Parganas, hereinafter called and
referred to as the "**LAND OWNER/FIRST PARTY**" (which
terms or expression shall unless excluded by or repugnant to the
subject or context to be deemed to mean and included his
respective heirs, executors, successors, administrators, legal
representatives and/or assigns) of the **ONE PART**.

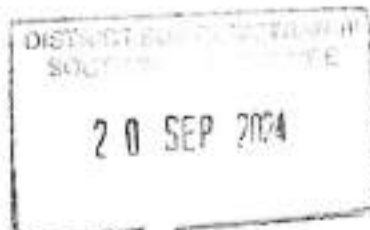
23 AUG 2024

3071
Name: K. S. Mandal
Address:

Value Rs. 100/- Advocate
BIDYUT K. Mandal Alipore Judges' Court, Kol-22
Licence No. 100/1000
Alipore Judges' Court, 21 Pcs. (S)
Kolkata-700 027

Stamp Vendor

Signature



Rahul Das
Sd/- N. Choudhary
Alipore Judges' Court
Kol-22.

AND

"SOMA CONSTRUCTION" a Proprietorship Firm represented by its proprietor **TRISHA PAUL**, D.OB: 23/11/2001 PAN: FNTPP5509L, daughter of Sri Sanjoy Kumar Paul, having its office and residence at Anurag Apartment, 3rd Floor, 252, Dhalua Rail Math, Srinagar Main Road, Hatibari, P.O-Dhalua, P.S-Narendrapur formerly Sonarpur, Kolkata-700152, District South 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its office successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT the piece and parcel of land measuring 33 (Thirty Three) decimals be the same or a little more or less, appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26, Mouza Dhelua, J.L.No.43, R.S.No.235, Touzi No.340-342, P.S-Narendrapur formerly Sonarpur, A.D.S.R office Garia formerly Sonarpur within the Rajpur Sonarpur Municipality, under ward No.2, Kolkata-700152, in the District-South 24 Parganas belonged to Subhas Chandra Mondal and Himangshu Bhusan Mondal and their names were recorded in the R.S. record of Right and during their peaceful possession the said Subhas Chandra Mondal and Himangshu Bhusan Mondal and other co sharers amicable made a deed of partition in the year 1980 in respect of the said property along with other properties amongst themselves duly registered in the S.R. Office at Sonarpur and recorded in Book No.1, Volume No.4, Pages 175 to 181, being No.3362 for the year 1980.

AND WHEREAS by virtue of the aforesaid deed of partition said Subhas Chandra Mondal was acquired **ALL THAT** the piece and parcel of land measuring 33 decimals be the same or a little more or less, appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26 of Mouza Dhelua, J.L.No.43, R.S.No.235, Touzi No.340-342, P.S-Narendrapur formerly Sonarpur, A.D.S.R. office at Garia formerly Sonarpur Now within the Limits of the Rajpur Sonarpur Municipality, under ward No. 2, Kolkata-700152, District-South 24 Parganas and while seized and possessed the said property by a Bengali deed of sale dated 25/04/1986 sold conveyed and transferred **ALL THAT** piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15 (Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No.7, appertaining to



DISTRICT: [illegible]
S.No: [illegible]
20 SEP 2024

R.S.Khatian No.343, Comprised in R.S.Dag No.26, Mouza Dhelua, J.L.No. 43, R.S. No. 235, Touzi No. 340 - 342, P.S-Narendrapur within the Limits of the Rajpur Sonarpur Municipality, under ward No.2, Kolkata-700152, in the District-South 24-Parganas infavour of Sri Tapan Jyoti Biswas son of Late Jagonath Biswas duly registered in the S.R.Office at Sonarpur and recorded in Book No.1, Volume No. 134, Pages 338 to 345, being No. 6961 for the year 1986 and by another Bengali deed of sale sold conveyed and transferred ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 8 appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26 of Mouza Dhelua, J.L. No. 43, Touzi No. 340-342 P.S-Narendrapur within Rajpur Sonarpur Municipality, under ward No. 2, Kolkata-700152, in the District-South 24-Parganas infavour of Sri Amitav Majumder son of Late Hemendra Nath Majumder duly registered in the S.R. Office at Sonarpur and recorded in Book No.1, Volume No. 134, Pages 346 to 354, being No. 6962 for the year 1986 .

AND WHEREAS after such purchase said Sri Tapan Jyoti Biswas has become the absolute owner ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 7 appertaining to R.S.Khatian No.343, comprised in R.S. Dag No. 26 of Mouza Dhelua, J.L.No.43, R.S.No.235,Touzi No.340-342, P.S-Narendrapur within the Limits of the Rajpur Sonarpur Municipality, ward No.2, Kolkata-700152, District-South 24 Parganas and Sri Amitav Majumder has become the absolute owner ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One)Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 8 appertaining to R.S.Khatian No. 343, comprised in R.S. Dag No.26 of Mouza Dhelua, J.L. No. 43, R.S. No.235, P.S-Narendrapur within the Limits of the Rajpur Sonarpur Municipality, under ward No. 2, Kolkata-700152, District-South 24 Parganas and during their peaceful possession by a Bengali deed of sale dated 13/08/ 2004 jointly sold conveyed and transferred the aforesaid two plots of land invour of Munshi Ahnarul Islam son of Late Munshi Gaffaruddin of Uttar Kalash , P.S- Magrahat, Dist- South 24 Parganas duly registered in the S.R.Office at Sonarpur and recorded in Book No.1, Volume No. 102, Pages 193 to 200, being No. 5669 for the year 2004.

AND WHEREAS after purchasing the said property Munshi Ahnarul Islam represented by his attorney Sri Bankim Chandra Das son of late Sudhir Chandra Das of Kayapat, P.O- Badangunge, P.S- Goghat, in the Dist-Hoogly vide General Power of Attorney dated 26/05/2005, duly registered in the S.R.office at Sonarpur, South 24-Parganas and recorded in Book IV, Volume No.7, Pages 91 to 94, being No. 571 for the year 2005 on 10/02/2006 by a Bengali deed of sale sold conveyed and transferred the aforesaid two plots of land measuring 4(Four)Cottah 2(two)Chittaks and 30(Thirty) sq.ft. be the same or a little more or less, appertaining to R.S. Khatian No.343, comprised in R.S. Dag No.26 of Mouza Dhelua, J.L. No. 43, R.S. No.235, P.S- Narendrapur within Rajpur Sonarpur Municipality under Ward No.2, Kolkata-700152, in the District South 24-Parganas invour of the then vendor Jimut Kanti Das duly registered in the A.D.S.R office at Sonarpur and recorded in Book No. 1, Volume No.156, Pages 285 to 292, being No. 7791 for the year 2006.

AND WHEREAS said Jimut Kanti Das while seized and possessed the said property by a deed of sale dated 29/02/2023 transferred the aforesaid two plots of land measuring 4(Four)Cottah 2(two)Chittaks and 30(Thirty) sq.ft. be the same or a little more or less, appertaining to R.S. Khatian No.343, comprised in R.S. Dag No.26 of Mouza Dhelua, J.L. No. 43, R.S. No.235, P.S- Narendrapur within Rajpur Sonarpur Municipality under Ward No.2, Kolkata-700152, in the District South 24-Parganas more fully described in the schedule "A" below infavour of present owner SANJAY KUMAR PAUL duly registered in the D.S.R.III, Alipur and recorded in Book No. I, Volume No.1603-2023, Pages 114520 to 114540, Being No.160303023. for the year 2023 and enjoying the absolute right, title, interest and possessed over the said plot of land.

AND WHEREAS the owner herein with an intention to develop the said property and / or to construct a multi-storied building thereon according to sanction plan to be obtained from the Rajpur Sonarpur Municipality and discussed with his Engineers and Architects and on such discussion it revealed to him that it would not be possible for him to raise such construction in the said property out of his own fund nor is capable of repairing the building on the said property and as such the party of the one part herein approached the Party of the other Part/ Developer herein who is carrying on business of construction of building for raising

new building or such construction to raise such construction at the cost of the other Part /Developer as per sanctioned building plan from the compitant authority.

AND WHEREAS the Party of the other Part herein after considering the proposal of the Party of the one part herein has agreed to raise such construction on the land as per plan to be sanctioned by the Rajpur Sonarpur Municipality on certain terms and conditions to which the party of the one Part herein has agreed to construct the same and to avoid future complications the parties hereto enter into this Agreement this day after incorporating the said agreed terms and conditions into this agreement which are as follows :-

1) In consideration the Party of the one part /owner has agreed to grand and exclusive right to the Party of the other part /Developer to commercially exploit the said property by construction of the new buildings as per sanction building plan at his cost and after such construction the owner shall be entitled Entire First Floor , One 2BHK Flat West Facing Front Side on the Third Floor and in the Ground Floor North West Facing one shop No.1 and Two Car Parking spaces No.1 & 3 as dscribed in the "B" Schedule hereunder written together with the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned plan and also to be constructed in accordance with the specification of work as stated herein below to be completed by the Party of the other part /Developer herein.

2) That the Party of the other Part /Developer herein shall be liable to pay the Rajpur Sonarpur Municipality taxes in respect of the said property and electricity charges to be consumed by the party of the other Part/ Developer herein during the period of construction till the possession of the Schedule "B" property to the party of the One Part herein. To construct the said building the party of the other Part/Developer has right to amalgamate the said land with the other land situated beside the aforesaid land and/or adjacent Plot , but for which the owner shall not bear any expenses for the said amalgamation however he will co-operate if the party of the other part feel necessity .

- 3) The Developer shall be entitled Entire Second Floor , One 2BHK Flat and One 1BHK Flat on the Third Floor and in the Ground Floor Two shops No.2& 3 and Two Car Parking spaces No.2& 4 together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof as described in "C" Schedule hereunder written and also the absolute right on the part of the Developer to enter into agreement for sale, Deed of sale, Mortgage, lease or in any way deal with the same as absolute owners thereof. It is agreed after necessary search in respective offices/ Bank/ B.L & L.R.O the other PART Developer has entered into the said agreement.
- 4) Immediately on the date of execution of this agreement the party of the one part herein shall hand over the Schedule "A" property to the Party of the other part/developer the respective portion to be constructed. It is also mentioned that no deviation shall be made from the sanctioned plan but if at all any deviation is found to be made the other Part / Developer shall regularize the same from the said Municipality and the Party of the other part /developer shall bear such cost and expenses in this regard to render all sorts of legal protection, in case Developer fails to regularize the same then it is not responsibility and liability of the owner/ one part any manner whatsoever.
- 5) That the Party of the other part herein at his own costs and initiative shall regularize and/or addition or alteration of the sanctioned building plan in the name of the Party of the one part herein from the Rajpur Sonarpur Municipality and the Party of the one part herein shall co-operate in all respect and after sanction of building plan owner shall hand over all the original document to the developer relating to the said property.
- 6) That the Party of the one part herein shall deliver vacant possession of the land with building in particularly describe in schedule "A" below to the Party of the other part herein on the date of execution of this agreement and the developer shall construct the said building thereon.
- 7) That the Party of the one part herein shall allow the Party of the other part herein to stock all building materials within the said property and to take all steps for protection of the same including building of a boundary wall or erecting appropriate fencing on or around the said property described in Schedule "A"

and to appoint Durwan /Durwans and to keep them posted at the site providing them temporary facilities within the said property for security purpose during the constructing period.

8) That the Party of the one part herein shall allow the Party of the other Part /Developer to erect the new building as to be sanctioned by the Rajpur-Sonarapur Municipality on the land of the said property.

9) That the Party of the one Part/owner shall execute a General Power of Attorney in favour of the Party of the other Part/ Developer herein simultaneously with the execution of this Agreement empowering and/ or authorizing Party of the other part / Developer on behalf of the Party of the one Part at the cost and expense of the Party of the other Part / Developer to sell transfer flats, shops and Car Parking spaces from Developer's allocation to others after handing over the owner's allocation flats as agreed.

10) That nothing herein contained shall be constituted as a demise or assignment or conveyance or as creating any right, title, interest in respect of the said Property in favour of the Party of the other part/ Developer other than a right to develop, to do or refrain from doing the acts, deeds and things in terms thereof and to deal with the Developer's allocation.

11) That if necessary for addition or alteration of the said sanctioned building plan from the competent authority the Party of the other part/ developer shall submit the same after receiving the all required documents related with the property from the Party of the one part and such planned to show to the One Part herein and hand over a copy of the same.

12) That the Party of the other part/ developer shall take appropriate steps to complete the construction of the building within 42 (Forty Two) months from the date of sanction building plan unless prevented by circumstances beyond its control and if such building is not completed within such time, a further period of 6(six) months will be allowed as grace period.

13) That upon completion of the new building within the times specified in this Agreement the party of the other Part / developer shall put the one part in peaceful possession.

14) As soon as the building is completed, the Developer shall give written notice to the one Part / Owner to take possession of the Owner's Allocation in the said building/s and from the date of receipt of such notice all times thereafter the one Part / Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, dues and other statutory out going in position whatsoever hereinafter for the sake of brevity collectively referred to as "the said Rates" payable in respect of the said owner's allocation. Similarly as and from the said date, the other part / Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of the other Part/Developer's Allocation. The said rates are to be apportioned pro-rate with reference the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in respect of the said building as to its completion and the quality shall be final and binding on the parties.

15) After completion of the Owner's allocation as per the plan the Developer shall issue a letter to the Owner at his respective address, On receipt of the above-said letter, the owner shall take possession of the owner's allocation with free from all encumbrances and at the time or before taking of possession of the said owner's allocated flats the owner shall pay the maintainance charges of her flat to the Developer immediately.

16) The Developer shall be liable to pay the taxes from the date of execution of the First Schedule property till completion of the building and after taking possession and fulfillment of Second Schedule property, the owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion and also monthly maintenance charge to the developer until the society of owner shall be formed.

17) That the one part and the other part shall exclusively entitled to their respective shares of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right to claim or interest therein whatsoever of the other and the Party of the one part shall not make any interference with or disturb the quite and peaceful possession of the other part/Developer's allocation.

18) That the Party of the other part shall execute the Deed of Conveyance of Conveyances of the Flat of the proposed building along with the undivided share or interest of land in favour of her intending purchaser or purchasers in such part or parts as shall be required and registration charges will be borne and paid by the aforesaid purchasers to the parties of the other Part.

19) That the Party of the other part/Developer shall be authorized in the name of the one part in so far as is necessary to apply for and obtain temporary and permanent connection of electricity, drainage, sewerage and/or other facilities if any required for the construction of the building and the expenses shall be incurred for such facility and/or facilities also to be borne by the parties of the Party of the other Part and the Party of the one Part shall not be liable in any manner whatsoever.

20) To advertise negotiate execute by signing and registering transfer documents or document agreement and to receive booking money, advance or earnest money and consideration money relating to the said transfer of except the one part / owner's share (save and except as mentioned above and also mentioned in the Schedule "B" below with proportionate undivided proportionate share in the land other than the proportionate land and underneath the one Part / owners' flats in the proposed building) agreed to be reserved for the use, occupation and ownership of the one part for and on behalf of the one part in the capacity of the other party for assuring and/or securing the right, title, interest of the intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land save and except the one part / owner's portion.

21) It is pertinent to mention that the developer or other part when obtain the sanctioned building plan shall allot the flat area of the first part owner of this agreement by executing a supplementary agreement along with the copy of the sanctioned building plan annexed thereto.

That it is further agreed by and between the one part and other part as follows :-

a) That the one part shall not do any act, deed or thing whereby the parties of the other part shall be prevented from construction

and completion of the said building within the time specified herein, provided the other part has not contravened any covenant stated herein.

b) That neither party shall use or be permitted to use their respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other Purchaser/Occupiers of the apartments of the building.

c) That the respective allottees shall keep at all times, the interior walls, swears, drains, pipes, and other fittings and appurtenances and floor or ceiling etc. in respect of their respective allocation in the building in perfect working condition and repair as not to cause any damage to the building or other parts of accommodation therein and shall keep either of them and/or the occupiers of the building indemnified from and against the consequences of any breach arising therefore.

d) Neither party shall do or cause or permit to be done any act a thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

e) That any article of display or anything shall not be kept by both the parties in the corridors or other places which is common use in the building.

f) That neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portion of the building.

g) That the one part shall permit the other part and/or their servants and agents with or without workman and others at all reasonable times to enter into and upon the allocation to the one part and every part thereof for the purpose of repairing, maintenance, rebuilding, cleaning, lightning g and testing drain, gas and water pipes and electric wires and for any similar purpose and in the similar manner the other part will allow the party of the one part and/or their agents, servants with or without

workmen and other at all reasonable times to enter into and upon the allocation of the party of the other part for repairing, cleaning, rebuilding etc.

The Party one part hereby agree and covenant with the Party of the other part as follows:-

- a) Not to cause any interference or hindrance in the construction of the said building.
- b) Not to do any deed or things whereby the parties of the other Part may be prevented from selling, assigning and/or disposing of any of the allocation of the other Part in the building, but the possession of the owner in respect of owner's allocation is to be provided first and thereafter possession of the parties to be handed over.
- c) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the parties of the other Part during the period of construction.
- d) That the Party one part at liberty to sell, transfer and assign his said allocation including common facilities and amenities together with the right of use the roof to a stranger after receiving khas physical possession from the parties of the other Part without causing any interference in part of the allocation of the other Part.
- e) That Party of the other part at his own choice shall decide the name of the building.

22) The Owner hereby agree that the Developer shall be entitled to the said construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on their part are to be observed and performed.

23) The owner declare that they have a good and marketable title to the said property without any claim, right, title or interest in or any other person thereon and that they have not entered into any other agreement with any person or persons. The further specifically declare the property has not been acquired and no

notice for acquisition or requisition has been received by the owners or by their predecessor and has been vested under any act and not subject to any development scheme or alignment and not vested as excess land under the provision of Urban Land (Ceiling and Regulation) Act, 1976 and the property is free from all encumbrances, attachments, charges, demands and the property is not subject matter of any pending suit or execution case in any court of law. Save and except the owner none has any right, title and interest in any nature whatsoever and the owner shall compensate the developer suitably and keep the developer indemnified for all its investment against defective title of the owners.

24) The Developer hereby agree to keep the owners indemnified against all third party claims and actions arising out of any act or admission of the Developer in or relation to demolition of the said building/structure.

25) The Developer hereby undertake to keep the owner indemnified against all actions, suits, costs, proceedings and claims and may arise out of the construction of the said building, Developer's action with regard to the development of the said property and/or in the matter of constructions of the building and/or any defect therein.

26) The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.

27) Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

28) The Developer and the owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

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

30) In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement, the same shall be referred to Arbitration under the provision of Arbitration and conciliation Act 1996 and/or other statutory modifications and/or any other enactment if the disputes are not solved mutually. The seat of Arbitration shall be at Kolkata.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4(Four) Cottah 2(Two) Chittaks and 30(Thirty) sq.ft. be the same or a little more or less being demarcated Plot No. 7 & 8, appertaining to R.S. Khatian No. 343, comprised in R.S.Dag No.26 & presently L.R.Dag No. 27, Under L.R. Khatian No.2752 of Mouza- Dhelua, J.L. No. 43, R.S. No.235, Touzi No. 340-342 P.S- Narendrapur within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 1368, Under ward No. 2 Kolkata- 700152, in the District-South 24 Parganas together with rights of all easement paths passages, water, water course, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof, butted and bounded in the manner following :-,

(Road Name Madhya Dhalua)

ON THE NORTH : By 12' wide Common Passage

ON THE EAST : By Plot No.9,

ON THE SOUTH : By Plot No. 11& 12,

ON THE WEST : By 16' wide Common Passage.

SCHEDULE "B" ABOVE REFERRED TO

The party of the first part owner herein shall be entitled to Entire First Floor , One 2BHK Flat West Facing Front Side on the Third Floor and in the Ground Floor North West Facing one shop No.1 and Two Car Parking spaces No.1 & 3 and other spaces together with the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned plan and also to be constructed in accordance with the specification in Schedule "D" hereunder written together with all easement attached thereto and also together with all amenities and facilities of the said premises and remaining portion of the constructed area will get by the Developer and also together with undivided proportionate share of land and also together with all easement attached thereto and also together with all amenities and facilities of the said property.

SCHEDULE "C" ABOVE REFERRED TO

DEVELOPER'S ALLOCATION Shall mean the Developer shall mean the Entire Second Floor , One 2BHK Flat and One 1BHK Flat on the Third Floor and in the Ground Floor Two shops No.2& 3 and Two Car Parking spaces No.2& 4 and other spaces together with the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned plan and also to be constructed in accordance with the specification in Schedule "D" hereunder written together with all easement attached thereto and also together with all amenities and facilities of the said premises and remaining portion of the constructed area will get by the Developer and also together with undivided proportionate share of land and also together with all easement attached thereto and also the absolute right on the part of the developer to enter into agreement for sale, Deed of Sale, Mortgage, any nature of transfer, lease or in any way deal with the same as absolute owner thereof

SCHEDULE "D" ABOVE REFERRED TO

1. R.C.C. Work Re-enforcement : for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium coarse of sand and cement ISI mark.

2. Plaster work: any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand, internal walls be finished with Plaster of Paris.
3. Floor work : Tiles flooring(Vitrified Tiles).
4. 4" X 2.5" Wooden frame according to be door size.
5. Door: Main door 1.5" and inside door 32mm thick of wood water proof phenol Band commercial flush type door finished with necessary fitting.
6. Window : Aluminum sliding, Grill.
7. Verandah : Railing upto 3' height.
8. Stair case : Marble Finish.
9. Water Supply: Main source of water would be stored in overhead reservoir by an 1 H.P. Electric Operated Pump motor) water will be supplied to each flat from the overhead tank. Main water line, Deep Tube Well from underground to overhead reservoir through pump by 1" P.V.C. pipe of standard mark, all connections between, overhead reservoir to each flat 1/2" pipe of standard make open system.

Sanitary and Plumbing : Septic tank would be as per C.C. specification. It would be connected with the main sewerage system of the Rajpur Sonarpur Municipality all soil pipe would be of P.V.C. properly fixed with the wall and connected with the septic tank.

10. Bath room; Indian type commode all would be open with low down P.V.C. cistern. All porcelain material would be of standard make and white colour Two nos. of bib cock with brush and one no. shower connection would be provided. Toilet wall unto 6'-0" glazed tiles. W.C. wall unto 6'-0" glazed tiles.
11. Electrification : 1 no, of A.C. point in one bed room.
12. Common points : Common point for main gate, pump room, stair, gate, landing room.
13. Bed room; Light points, fan points, power points at Board (15 amp.) at bed Side (copper wire with fittings)
14. Drawing/Dining ; Light points, fan points, power points (15 amp. 1 power point of (15 amp. Each) for television and fridge.

15. Bath room : Geyser point in 1(one) Toilet.
 16. Kitchen: Black stone platform at top with washing steel sink with 3'-0" wall tiles above plat form.
 17. Kitchen: Point for micro oven, Aqua guard and Chimney/ Exhaust.
 18. Balcony : Light point.
 19. Entrance of the each flat : One door bell point.
- All the wiring should be copper wire of renowned company like Finolex/ Mascab.

PAINTING : Exterior portion of the building would be finished with weather coat paint. All inside wall and stair case Putty Finished. All Door synthetic enamel.

IN WITNESS WHEREOF the parties hereto set and subscribe their hands and seals on the day, month and year first above-written:

SIGNED, SEALED AND DELIVERED

In presence of :

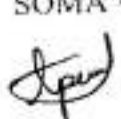
WITNESSES:

1. K. Sankar Mondal
Advocate
Alipore Judges' Court
Kolkata - 700 027



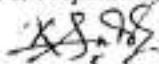
SIGNATURE OF THE OWNER

2. Rahul Das
Alipore Judges' Court
Kolkata - 700 027

SOMA CONSTRUCTION
 (Trisha Paul)
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by me



Advocate, En. No./1495/1477/78,

Cell :- 9433308935.

18, Alipore Judges' Court,

Kolkata - 700 027

Computerised by me:-



18, Alipore Judges' Court,

Kolkata - 700 027

		Thumb	1st finger	Middle finger	Ring finger	Small Finger
Photo	Left hand					
	Right hand					

Name -----

Signature -----



Left hand					

Name -----

Signature -----



Left hand					

Name -----

Signature -----

Photo	Left hand					
	Right hand					

Name -----

Signature -----

Major Information of the Deed

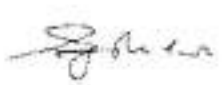
Deed No :	I-1603-16104/2024	Date of Registration	20/09/2024
Query No / Year	1603-2002460840/2024	Office where deed is registered	
Query Date	18/09/2024 10:01:01 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
	Rs. 50,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhalua, , Holding No:1368 JI No: 43, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-27 (RS -)	LR-2752	Bastu	Bastu	4 Katha 2 Chatak 30 Sq Ft		50,00,002/-	Width of Approach Road: 16 Ft.,
Grand Total :					6.875Dec	0/-	50,00,002/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANJAY KUMAR PAUL (Presentant) Son of Late MATILAL PAUL Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 20/09/2024	 Captured 20/09/2024	 20/09/2024
,DHALUA,, City:- Not Specified, P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ANxxxxxx7K, Aadhaar No: 64xxxxxxxx3654, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				

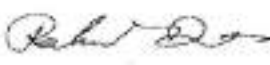
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Soma Construction .. City:- Not Specified, P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: FNxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Representative				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TRISHA PAUL Daughter of SANJOY KUMAR PAUL Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 20 2024 12:49PM	LT1 20/09/2024	20/09/2024	
.. City:- Not Specified, P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX1 , PAN No.:: FNxxxxxx9L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Soma Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
RAHUL DAS Son of N CH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
20/09/2024	20/09/2024	20/09/2024	20/09/2024

Identifier Of SANJAY KUMAR PAUL, TRISHA PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANJAY KUMAR PAUL	Soma Construction-6.875 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dholua, , Holding No: 1368 JI No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 27, LR Khatian No:- 2752		Seller is not the recorded Owner as per Applicant.

On 20-09-2024

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 12:37 hrs on 20-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SANJAY KUMAR PAUL ,Executant.

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 50,00,000/-.

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

Execution is admitted on 20/09/2024 by SANJAY KUMAR PAUL, Son of Late MATILAL PAUL, ,DHALUA, P.O: DHALUA, Thana Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service.

Identified by RAHUL DAS, , Son of N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others.

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

Execution is admitted on 20-09-2024 by TRISHA PAUL, Proprietor, Soma Construction (Sole Proprietorship), , City:- Not Specified, P.O - DHALUA, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Identified by RAHUL DAS, , Son of N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 20/09/2024 10:29AM with Govt. Ref. No: 192024250215806188 on 20-09-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 4740121541225 on 20-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3071, Amount: Rs.100.00/-, Date of Purchase: 23/08/2024, Vendor name: B K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 20/09/2024 10:29AM with Govt. Ref. No: 192024250215806188 on 20-09-2024, Amount Rs: 6,920/-, Bank: SBI EPay (SBIPay), Ref. No. 4740121541225 on 20-09-2024, 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 427446 to 427468
being No 160316104 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.09.25 13:46:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.