

17078/22

E-16542/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

DEVELOPMENT AGREEMENT

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

THIS DEVELOPMENT AGREEMENT made this the 28th day of October 2022 (Two Thousand Twenty Two).

BETWEEN

1. **SMT SREEPARNA MAZUMDER**, PAN: AEVPM3847G, Aadhaar No.5335 9938, 3644, Mb. No. 9432473537, wife of Sri Sudeb Mazumder and 2. **SRI SUDEB MAZUMDER**, PAN: AFDPM2047M, Aadhaar No.2455 9913 9084, Mb. No. 9433479952, son of Late Barid Baran Mazumder, both by faith- Hindu, both by Nationality- Indian, No. 1 by occupation – Housewife, No. 2, by Occupation- Business, both are residing at A-193, Ramkrishnanagar, Laskarpur, P.S- Sonarpur, Kolkata – 700 153, hereinafter referred and called the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context shall deem and include their heirs executors, administrators, legal representatives and assigns) of the **ONE PART**

1699

23 SEP 2022

No. Date.....
Name.....
Address.....
Value **10/-**.....

K.S. Mondal (Adv.)
Alipore Judges Court
Kolkata 27

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol-150



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG., ALIPORE
28 OCT 2022

A N D

M/S. PRAMILA CONSTRUCTIONS, a proprietorship concern, represented by its sole proprietor **SRI MANISH KUMAR GUPTA, PAN. ADYPG1357M, Aadhaar No. 7368 7746 8623, Mb.No. 8910852449**, son of Late Durga Prasad Shaw, by faith - Hindu, by occupation Business, office and residence at 2, Dr. A.M.O. Gani Road, Flat No. 7, P.S-Karaya, Kolkata-700 017, hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successors in-office legal representatives and assigns) of the **OTHER PART**.

WHEREAS

1. **ALL THAT** the bastu land measuring 6 Cottahs 10 Chittaks 11 sq.ft be the same a little more or less comprised in R.S. Dag No. 2087, appertaining to R.S. Khatian No. 219, J.L. No.56, R.S. No. 147, Touzi No 109 of Mouza Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, in the District South 24-Parganas have acquired by the present owners (1) **Smt Sreeparna Mazumder** and (2) **Sri Sudeb Mazumder** by deed of sale dated 21st day of August, 2007 from Smt Minu Paul wife of Sri Asish Paul and Sri Ashish Paul son of Sri Himangshu Paul duly registered before the District Sub-Registrar office at Alipore, South 24- Parganas and recorded in Book No. I, Volume No. 14 at Pages 2951 to 2980, being the Deed No 2168 for the year 2007.

2. By virtue of the aforesaid purchase (1) **Smt Sreeparna Mazumder** and (2) **Sri Sudeb Mazumder** have become the absolute Owner of the said land measuring 6 Cottahs 10 Chittaks 11 sq.ft be the same a little more or less, comprised in R.S. Dag No. 2087, appertaining to R.S. Khatian No. 219, J.L. No. 56, R.S. No. 147, Touzi No 109 of Mouza Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, in the District South 24-Parganas and after such purchase the present owners have recorded their names in L.R.Khatian Nos. 2060 & 2061 and L.R.Dag No. 2075 and also mutated their names in the records of the Rajpur Sonarpur Municipality, being municipal Holding No.228, Paikpara Road, under Ward No 24, in the Dist. South 24- Parganas morefully described in the First Schedule written hereunder written and the said property has good marketable title and same is free from all encumbrances, changes, liens and attachments whatsoever.

4. The owners 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, approached the Developer herein to construct the same at his costs, finance and experience and the Developer rely upon the owners representation has agreed to develop the same by constructing a multi-storied building on the said property as per sanction building plan to be obtained from the office of the Rajpur Sonarpur Municipality on the following terms and conditions:-.

NOW THIS INDENTURE AS FOLLOWS:-

ARTICLES - I - DEFINITIONS

1.1. **OWNERS** Shall mean **SMT SREEPARNA MAZUMDER** and **SRI SUDEB MAZUMDER**, their legal heirs, representatives, executors, administrators and assigns:

1.2. **DEVELOPER** shall mean **M/S.PRAMILA CONSTRUCTIONS**, a proprietorship concern, represented by its sole proprietor Sri Manish Kumar Gupta, son of Late Durga Prasad, by faith - Hindu, by occupation Business, office and residence at 2, Dr. A.M.O. Gani Road, Flat No. 7, P.S - Karaya, Kolkata - 700 017, hereinafter called the **DEVELOPER**

1.3 **PROPERTY** shall mean the said plot of land ALL THAT land measuring **6 Cottahs 10 Chittaks 11 sq.ft** be the same a little more or less comprised in R.S. Dag No. 2087, L.R.Dag No. 2075, appertaining to R.S. Khatian No. 219, L.R.Khatian No. 2060& 2061, J.L. No. 56, R.S. No. 147, Touzi No 109 of Mouza Ukhila-Paikpara, P.S. and A.D.S.R. Office at Sonarpur, within the Limits of the Rajpur Sonarpur Municipality, Holding No. 228, Ward No 24., Dist. - South 24 Parganas more fully described in the **FIRST SCHEDULE** hereunder written.

1.4 **BUILDING** Shall mean and include the building to be constructed as per sanction Building Plan on the First Schedule property by the Developer

1.5. **COVERED AREA** Shall mean the Built Up Area measuring at floor level of any unit i.e. residential apartment or car parking space or other reserve space including external dimension of walls and proportionate share of common walls and stair comprised in the building.

1.6 **COMMON AREAS** Shall include the passage, ways, stair ways, gates, all rain water pipes, sewerages, fittings, fixtures, manholes, pit, gullies, the ultimate roof, water pump, over-head tank and boundary wall etc. for common use and enjoyment of common Vendors of the building without any separate rights of ownership of such areas.

1.7. **OWNERS' ALLOCATION** In consideration the owners have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new building at his own cost, the owners shall be entitled 25% (Twenty Five percent) build up area out of total sanctioned F.A.R in the proposed new building consisting of Flat No.1A, (Covered area 47.78sq.m) and Flat No. 1B, (Covered area 47.97sq.m) at 1ST Floor, Flat No. 2A, (Covered area 47.78sq.m) at 2nd Floor and Flat No. 4C, (Covered area 45.6sq.m) at 4th Floor and one Car Parking space No.01 measuring 12.5 sq.m in the ground Floor together with the proportionate right, title, interest in the common facilities and amenities thereof including the right to use of common areas on an equitable basis morefully described in the Second Schedule hereunder written to be constructed in accordance with the sanction building plan, to be sanctioned from Rajpur Sonarpur Municipality, and also to be constructed in accordance with the specification of work. The owners shall pay extra charges for extra works over and above the specification then the developer will complete the extra works of the owners' portion.

The Developer shall pay to the owners a sum of Rs. 20,00,000/- (Rupees ~~Twenty~~ Lakh) only as non refundable/ forfeited amount. i.e.(a) Rs. 10,00,000/- (Rupees Ten Lakh) only has already paid on different dates by A/C Payee Cheque,(b) Rs.5,00,000/- (Rupees Five Lakh) only shall pay on the date of execution of agreement and balance a sum of (c) Rs.5,00,000/-(Rupees Five Lakh) only shall pay before commencement of works. S

1.8 **DEVELOPER'S ALLOCATION** shall mean the 75% of the constructed area of the said building consisting of several self contained flats, ie Flat No. 1C & 1D at First Floor, Flat No. 2B, 2C & 2D at Second Floor, Flat No. 3A, 3B, 3C & 3D at Third Floor, Flat No. 4A, 4B & 4D at Fourth Floor and entire Car Parking spaces and other spaces in the ground floor except owners' Car Parking space together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute Vendors thereof is morefully described in the Third Schedule hereunder written.

1.9 **ARCHITECT** Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction as decided by the Developer .

1.10. **CONSIDERATION** Owners being the landowners shall be allotted 25%(Twenty Five) of the constructed area in form of Flats, car parking and other spaces as per the specification fully completed in all respect and a sum of Rs. 20,00,000/- (Rupees *Twenty* Lakh) only as non refundable/ forfeited amount towards cost of land. The Developer shall be allotted all other flats and car parking space and other covered spaces together with proportionate share in land in consideration of providing man power expertise, supervision and providing cost of construction of the entire building and investment made thereon including all expenses of sanction of Building Plan, electricity, drainage and sewerage. *20m*

ARTICLE - II - COMMENCEMENT

2. This agreement shall be deemed to have commence with effect from the date of execution of this agreement..

ARTICLE - III - OWNERS RIGHTS AND REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT the said property or in any portion thereof. To construct the said new building the developer will take all initiative and for such arrangement the Owners will assist the developer as and when

required. Moreover, the Owners till this day have not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property.

3.2 The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions whatsoever or howsoever of the plan .

3.3 If any defect in title shall be found or if any body shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owners in respect of the said property then and in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at their own costs and the Owners hereby further agree to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses.

ARTICLE - IV (DEVELOPER'S RIGHT) :

4.1 The Owners hereby grant right to the Developer to construct, erect and build upon the said property so that the developer shall be able to construct the new building thereon .

4.2. That the Developer here in shall be solely entitled to enter into separate contract or agreement in its name with Building contractor, architects and others for carrying out the development in its risks and cost.

ARTICLE - V - CONSTRUCTION

5.1 In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and complete the said building in accordance with the sanction plan as may be required by the Developer, the Developer has agreed to allocate the Owners allocated space in the said building. The said owner's allocation along with total building shall be constructed and completed with good and standard materials and shall contain all amenities which are normally provided for a decent building for residential purposes.

5.2 That it is hereby also agreed that the Developer shall make all arrangement for installation of electricity main connection in the said constructed building and also arrange for installation of

separate electricity meter in the individual flats. For arranging the installation of separate electricity meter for individual flats of the owners' allocated flats and common meter of the building including cost of installation of Transformer etc. the owners shall pay to the Developer the proportionate expenses regarding that for each of their allocated flats.

Be it noted if the lift is installed in the said new building the nominees intending purchasers of the owners' part shall have to pay to the Developer the expenses proportionately regarding installation of lift for their allocated flats.

ARTICLE - VI - PROCEDURE

6.1 That the owners shall render all assistance and co-operation to the Developer to sign and execute all necessary papers which may be required for obtaining sanction building plan or permission or clearance etc from the Rajpur Sonarpur Municipality for the said property. And for that the owners agree to grant and /or execute one irrevocable registered General Power of Attorney in favour of the Developer herein to facilitate the construction of the proposed building according to the sanction Building Plan and sign and execute on all papers and documents relating to the said construction and for taking all essential connecting of water, sewerage, drainage etc and to enable the developer to enter into the agreement for sale of flats and car parking spaces and other spaces together with execution and registration of sale Deed in favour of the purchasers nominated by Developer except owners' allocation.. In case of death of any of the owners, this agreement shall be binding on the heirs and successors of the deceased owners who shall be bound to ratify this agreement and shall execute and register equal Power of Attorney in favour of the Developer, but the developer shall have full right to act according to these presents.

6.2 The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's portion/allocation..

6.3 The Developer shall execute the deed of sale as Constituted Attorney of the owners for the Developer's allocation without owners consent after complying with Clause No.6.2.

6.4 That the Developer shall spend all the money for all necessary permissions for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by Rajpur Sonarpur Municipality by the Developer shall undertake the constructional work in the said property.

6.5. The Developer shall undertakes the construction by the standard materials and the specification of materials has been given in Fourth Schedule hereunder written and the owners shall not raise any objection or obstruction in respect of the materials to be used in the construction or method of construction and the owner shall not do anything by which the developer may be restrained from doing or completing the constructional work of the said building in the said property.

6.6 All men and machineries and materials will be supplied by the Developer at its own costs and expenses.

6.7. That the supervision of the construction of building will be undertaken by the Developer and the owners cannot raise any objection for the same without any valid reason. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be done by the Developer as constituted Attorney of the owners and the owners cannot raise any objection for the same without valid reason

6.8 That the Developer shall negotiate the terms and conditions with the intending purchaser/s to sell the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said flat, shop and car parking space and shall discharge money receipt for the same as a constituted attorney for the owners. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending purchaser for the Developer's allocation in the said property. In that event, the owners shall not be liable for any fault acted by Developer and the Developer exclusively shall be liable for the same.

6.9 That for the purpose of execution of Deed of conveyance in favour of the intending purchaser/purchasers and/or in the name of the Developer and/or his nominated person/persons, the cost

of construction shall be taken into account with the value of the undivided proportionate share of land comprised in the said property

6.10 That upon construction/completion of the building, the owners at the request of the Developer shall execute appropriate Sale deeds/conveyance/Deed of Assignment in favour of the purchaser/s of the developer's allocated position in respect of the flats and car parking space and other spaces together with undivided proportionate share in land sold by the developer or alternatively the Developer shall be entitled to execute and register the said sale Deed on behalf of the owners by virtue of the Power of Attorney granted to the developer or his nominee/assignee by the owners.

ARTICLE - VII - POSSESSION AND CONSTRUCTION

7.1 It has been agreed between the owners and the Developer that the construction, erection and completion of the said building shall be completed within 36 months from the date of obtaining the sanction building plan from The Rajpur Sonarpur Municipality but the owners' allocation shall be handed over to the Vendors peacefully after or before completion of construction with or within the time limit of 24 (Twenty Four) months from the date of sanction of building plan, If any delay is caused due to circumstances beyond control of the developer in such event the developer shall be allowed for 6 months period of extension depending upon the progress of the work

7.2 That the Developer shall on completion of new building, put the owners in possession of the owners' allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

7.3 That the owners shall be entitled to transfer or otherwise deal with the owners allocation or portion thereof at the sole discretion of the owners. The Developer has exclusively right to transfer the Developer's allocated portion to the nominated person or persons of the Developer.

7.4. It is expressly agreed and declared that the Developer shall be entitled to receive money for sale of the Developer's

allocation in the said building without any formal deed of transfer immediately after possession of the said property is made over to the developer. The construction of the owners allocation shall be done by the Developer for and on behalf of and on account of the owners and the Developer shall be only acting as Developer on behalf of the owners.

7.5 The Developer shall be entitled to sell the Developer's allocation as herein-above mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation in any further authority or permission on the part of the owners and without being required to obtain any such further authority or permission from the owners.

7.6. All costs, charges and expenses including Architect's fees shall be paid, discharged and borne by he Developer and the Owners shall have no liability in this context.

ARTICLE - VIII - BUILDING

8. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the owners construct and complete the said building and various units/flats and/or apartment thereto and/or modification shall be made in the owners allocation with the consent of the owners.

ARTICLE - IX - NOTICE OF POSSESSION AND PAYMENT OF TAXES

9.1 After completion of the owners allocation as per the plan the Developer shall issue a letter to the owners at their respective address , on receipt of the above-said letter, the owners shall take possession of the Owners allocation with free from all encumbrances .

9.2 The Developer shall be liable to pay the taxes from the date of taking possession 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 owners shall be formed.

**ARTICLE - X - DUTIES & OBLIGATIONS AND/OR
REGISTRATION**

10.1 Both the Owners and the Developer shall abide by all laws, regulations, bye-laws and rules as imposed by the Government, local bodies and as the case may be the Developer and shall attend answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws and rules and regulations.

10.2 The Owners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

10.3 As soon as this Agreement shall be signed by the parties, the owners shall hand over possession of the First Schedule property to the Developer and also hand over all the original documents relating to the said property..

10.4 The owners shall not cause any obstruction or 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 compound corridors or any other portion of the building.

10.5 The owners shall not create any disturbance, impediments, during the construction of the building and shall not do anything for which the construction work may be stopped or hampered for any reason and if the Developer suffers, stoppage of work and any loss or damage due to any interference made on the part of the owner or any of the owners person or for non-performances of contract or obligations by owners then the owners shall be liable to compensate the said Loss to the Developer.

10.6 The owners shall abide by all bye-laws ,rules and regulations of the Association/ Society that may be formed in the p[remises in due course.

ARTICLE - XI - OWNER'S INDEMNITY

11.1 The Owners 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 its part is to be observed and performed.

11.2. The owners declare that the said property has a good marketable title and is free from all encumbrance in respect of the title of the land, to get building plan sanctioned by The Rajpur Sonarpur Municipality.

ARTICLE - XII - DEVELOPER'S INDEMNITY

12.1 The Developer hereby agrees 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 construction/modification/demolition of the said building/structure.

ARTICLE - XIII - MISCELLANEOUS

13.1 The owners 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.

13.2 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 owners 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.

ARTICLE - XIV - FORCE MAJEURE COURSES

The Vendors 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.

ARTICLE - XV - ARBITRATION

In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent arbitrators, one is to be appointed by each party and the said (two) arbitrators shall jointly appoint an umpire at the commencement of the reference and the award of arbitrators or the Umpire shall be final and this clause be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 and it is statutory modifications and/or enactments thereof in force time to time.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT the land measuring 6 (Six) Cottahs 10 (Ten) Chittaks 11 (Eleven) sq.ft. ^{together with 500 sq.ft Tiles shed structure thereon} be the same a little more or less comprised in R.S. Dag No. 2087, L.R. Dag No. 2075, appertaining to R.S. Khatian No. 219, L.R. Khatian No. 2060 & 2061, J.L. No. 56, Revenue Survey No. 147, Touzi No. 109 of Mouza - Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 228, Paikpara Road, Under Ward No. 24, (Road Name Paikpara Road) in the District South 24 Parganas butted and bounded in the following manner :-

Sreeparna Mazumder
Sudub Mazumder

- ON THE NORTH : 12' Wide Common Passage
- ON THE SOUTH : 20' wide common passage
- ON THE EAST : Land of R.S. Dag No. 2288
- ON THE WEST : Land of Dag No. 23 & 24

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the owners shall be entitled 25% (Twenty Five percent) build up area out of sanctioned F.A.R in the proposed new building consisting of Flat No.1A, (Covered area 47.78sq.m) and Flat No. 1B, (Covered area 47.97sq.m) at 1ST Floor, Flat No. 2A, (Covered area 47.78sq.m) at 2nd Floor and Flat No. 4C, (Covered area 45.6sq.m) at 4th Floor and one Car Parking space No.01 measuring 12.5 sq.m in the ground Floor together with the proportionate right, title, interest in the common facilities and amenities thereof including the right to use of common areas on an equitable basis to be constructed in accordance with the sanction building plan, to be sanctioned from Rajpur Sonarpur Municipality and also to be constructed in accordance with the specification of works. The owners shall pay extra charges for extra works over and above the specification then the developer will complete the extra works of the owner's portion.

The Developer shall pay to the owners a sum of Rs. 20,00,000/- (Rupees ~~Twenty~~ Lakh) only as non refundable/ forfeited amount. *5mg.*
i.e.(a) Rs. 10,00,000/- (Rupees Ten Lakh) only has already paid on different dates by A/C Payee Cheque,(b) Rs.5,00,000/- (Rupees Five Lakh) only shall pay on the date of execution of agreement and balance a sum of (c) Rs.5,00,000/- (Rupees Five Lakh) only shall pay before commencement of works.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the remaining 75% (Seventy Five Percent) of the constructed area of the building consisting of several self contained flats consisting of several self contained flats, ie Flat No. 1C & 1D at First Floor, Flat No. 2B, 2C & 2D at Second Floor, Flat No. 3A, 3B, 3C & 3D at Third Floor, Flat No. 4A, 4B & 4D at Fourth Floor and entire Car Parking spaces and other spaces in the ground floor except owners' Car Parking space together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owner thereof

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification)

- General : The Building shall be R.C.C. Column structure as per design of the consulting Engineer
- Brick Work : Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
- Plastering : All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls
- Flooring & Skirting : Flooring with 16"x16" Floor tiles.
- Painting : All internal walls cement plaster with Plaster of Paris finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
- Door : Flush doors with commercial ply and Sal wood frame of standard thickness.
- Windows : Fully glazed windows with steel frames and integrated guard bars.
- Electric Works : Concealed wiring and board with piano switches. In each bedroom - 2 light pts, 1 fan pt. & 1 plug pt. In living-dining room - 2 light pts., 2 fan pts., 2 plug pt. and 1 TV pt. In Kitchen - 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet - 1 light pt. & 1 plug pt. In Veranda - 1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair landing will be provided (All electrical switch in good quality).
- Water Supply & Sanitary : Water supply will be through necessary fittings from Deep Tube well and overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage .
- Toilet : Each Toilet with 6'feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality .
- Kitchen : Black stone on top platform with washing sink with 2+1 feet tiled wall above the cooking platform.

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. Rahul Das
Alipore Judges Court
Kol 27

Sreeparna Mazumder.

Sudeb Mazumder

SIGNATURE OF THE OWNERS


2. Alpana Gupta
2, Dr. AMO Gani Road
Kolkata-700017

PRANILA CONSTRUCTIONS

Manish Kumar Gupta
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by:-


K.S. MONDAL, Advocate,
Alipur Judges' Court, *En. No. F/1495/1477/20*
18, Alipur Judges' Court, Kol-27.

Computerised by me:-

Alipur Judges' Court,
18, Alipur Judges' Court, Kol-27.

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.15,00,000/-** (Rupees Fifteen Lac) only from the within named Developer in terms of the agreement by cheque on different dates as per memo below :-

<u>By</u>	<u>No.</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
Ch	178623	HDFC, Bank	16/08/10	Rs. 2,50,000/-
,,	178624	,,	,,	Rs. 2,50,000/-
,,	000268	Kotak Mahindra Bank	20/02/18	Rs. 1,00,000/-
,,	000269	,,	20/02/18	Rs. 1,00,000/-
,,	000295	,,	07/02/20	Rs. 50,000/-
,,	000296	,,	05/03/20	Rs. 50,000/-
,,	000297	,,	12/09/20	Rs. 50,000/-
,,	000298	,,	07/10/20	Rs. 50,000/-
,,	000300	,,	09/11/20	Rs. 50,000/-
,,	000301	,,	05/12/20	Rs. 50,000/-
,,	000308	,,	28/10/22	Rs. 2,50,000/-
,,	000309	,,	28/10/22	Rs. 2,50,000/-
				<hr/>
				Rs.15,00,000/-

Sreeparna Mazumder.
Sudeb Mazumder

(Rupees Fifteen Lac Only)

WITNESSES:-

1. Rahul Das
2. Alpna Gupta

Sreeparna Mazumder.
Sudeb Mazumder
SIGNATURE OF THE OWNERS

Thumb 1st finger Middle finger Ring finger Small Finger

Photo	Left hand					
	Right hand					

Name -----

Signature -----



Left hand					
Right hand					

Name SREEPARNA MAZUMDER

Signature Sreeparna Mazumder.



Left hand					
Right hand					

Name Subeb Mazumder

Signature Subeb Mazumder



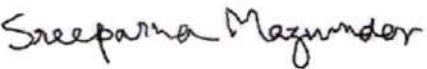


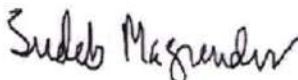


Left hand					
Right hand					

Name MANISH KUMAR GUPTA

Signature ManishKumargupta



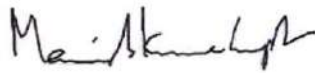
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Sreeparna Mazumder Wife of Sudeb Mazumder Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office			
	28/10/2022	LTI 28/10/2022	28/10/2022	
City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office				
2	Name Sudeb Mazumder Son of Late Barid Baran Mazumder Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office			
	28/10/2022	LTI 28/10/2022	28/10/2022	
City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	M S Pramila Construction City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, PAN No.:: ADxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Manish Kumar Gupta (Presentant) Son of Late Durga Prasad Shaw Date of Execution - 28/10/2022, , Admitted by: Self, Date of Admission: 28/10/2022, Place of Admission of Execution: Office	 <small>Oct 28 2022 12:25PM</small>	 <small>LTI 28/10/2022</small>	 <small>28/10/2022</small>
City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S Pramila Construction (as Propietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Das Son of Mr N Ch Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>28/10/2022</small>	 <small>28/10/2022</small>	 <small>28/10/2022</small>
Identifier Of Sreeparna Mazumder, Sudeb Mazumder, Manish Kumar Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sreeparna Mazumder	M S Pramila Construction-2.73969 Dec
2	Sudeb Mazumder	M S Pramila Construction-2.73969 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sreeparna Mazumder	M S Pramila Construction-2.73854 Dec
2	Sudeb Mazumder	M S Pramila Construction-2.73854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sreeparna Mazumder	M S Pramila Construction-250.00000000 Sq Ft
2	Sudeb Mazumder	M S Pramila Construction-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160316542 / 2022

On 28-10-2022

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 12:14 hrs on 28-10-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Manish Kumar Gupta ,.

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 46,53,037/-

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

Execution is admitted on 28/10/2022 by 1. Sreeparna Mazumder, Wife of Sudeb Mazumder, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Sudeb Mazumder, Son of Late Barid Baran Mazumder, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Identified by Mr Rahul Das, , , Son of Mr N Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-10-2022 by Manish Kumar Gupta, Proprietor, M S Pramila Construction (Sole Proprietorship), City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Mr Rahul Das, , , Son of Mr N Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2022 3:28PM with Govt. Ref. No: 192022230151091898 on 27-10-2022, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4233683361323 on 27-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1699, Amount: Rs.10.00/-, Date of Purchase: 23/09/2022, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2022 3:28PM with Govt. Ref. No: 192022230151091898 on 27-10-2022, Amount Rs: 7,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4233683361323 on 27-10-2022, 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 1603-2022, Page from 585679 to 585703
being No 160316542 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.28 16:08:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/28 04:08:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)