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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 717684

12-19
28/12/22

213485166/22

28 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 28th day of December, Two Thousand Twenty Two.... (2022) in the Christian Era

TALL WALL DEVCON
Aditya Kumar
Partner

BETWEEN

Contd. P/2

TALL WALL DEVCON
Aditya Kumar
Partner

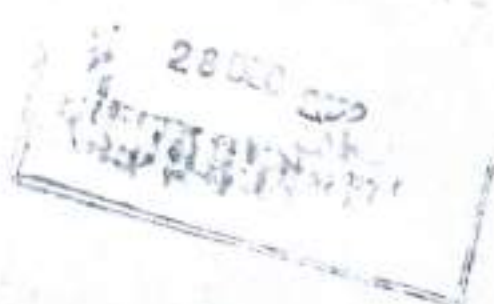
Rupa Chakraborty

क्रमांक 12209... NOV 2012
श्री डा
नाम श्री Alan Mazumdar, Adv.
वर्ग Sealdah Civil Court.
पता (डा. नरिन्द्र बसिन्गल रोड - 14,
कोलकाता - 700 014.

DEBESH DAS ROY
Stamp Vender
A.D.S. Office Dantewadi
L/C No. - 272007

Identified by me :-
Alan Mazumdar.
Adv.

Enrolment No. :- WB/368/2012
Son of Late Alok Mazumdar
Sealdah Civil Court, 4th Floor,
Bar Association Room No. - 411,
Kolkata - 700 014
P.O. & P.S. - Entally
Mobile No. :- +91 89103 25093
E-Mail I'd. :- listen2adrija@gmail.com





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	271220222023140299	Payment Init. Date:	27-12-2022 17:17:37
Total Amount:	14942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3004432713733	BRN Date:	27-12-2022 17:17:37
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Srijib Sundar Adhya
Mobile: 9804182673

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230231403008	Directorate of Registration & Stamp Revenue	14942
Total			14942

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192022230231403008

GRN Details

GRN:	192022230231403008	Payment Mode:	SBI Epay
GRN Date:	27/12/2022 17:06:35	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3004432713733	BRN Date:	27/12/2022 17:07:08
Gateway Ref ID:	IGAOWKEMX0	Method:	State Bank of India NB
GRIPS Payment ID:	271220222023140299	Payment Init. Date:	27/12/2022 17:06:35
Payment Status:	Successful	Payment Ref. No:	2003485166/2/2022
			(Query No* Query Year)

Depositor Details

Depositor's Name:	Mr Srijib Sundar Adhya
Address:	101/2 Sarat Chatterjee Road, Howrah-711102
Mobile:	9804182673
Period From (dd/mm/yyyy):	27/12/2022
Period To (dd/mm/yyyy):	27/12/2022
Payment Ref ID:	2003485166/2/2022
Dept Ref ID/DRN:	2003485166/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003485166/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2003485166/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				14942

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

SMT. RUPA CHAKROBORTY, PAN : ALTPC3264G, Aadhaar No. : 3596 9618 8607, Mobile No. : +91 87773 58788, wife of Sri Malay Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at Jagatpur, Charaktala, Post Office - Gouranganagar, Police Station - Baguiati, District - North 24 Parganas, Pincode - 700 159, hereinafter called and referred to as the "**OWNER / FIRST PARTY**" (which terms or expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators, representatives and assignees) of the **ONE PART**.

AND

"M/S. TALL WALL DEVCON", PAN : AATFT6486A, a Partnership Concern, having its Office at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016, represented by its Partners namely (1) **MR. ATIQUE QURESHI**, PAN : AAEPQ4997L, Aadhaar No. : 5117 4990 1929, Mobile No. : - +91 98310 10113 and (2) **MR. ANJUM QURESHI**, PAN : AAFPQ6001Q, Aadhaar No. : 8920 9700 4305, Mobile No. : - +91 99030 83389, both are sons of Late Mohammad Yusuf Qureshi alias Md. Yusuf Qureshi, both by faith - Islami, both by Nationality - Indian, both by occupation - Business, both are residing at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016, hereinafter called and referred to as the "**DEVELOPER / DEVELOPING CONCERN / SECOND PARTY**" (which terms or expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, successors-in-office, administrators, legal representatives and assignees) of the **OTHER PART**.

WHEREAS one Kshitish Chandra Mondal (since deceased) alongwith his 2 (Two) full blooded brothers namely Satish Chandra Mondal alias Sachindra Mondal and Dulal Mondal, all are sons of Late Rajendra Nath Mondal were the absolute recorded Owners and occupiers of Sali Land measuring about 1 (One) Acre 22 (Twenty Two) Satak recorded in R.S. Khatian No. - 516 i.e. 49 (Forty Nine) Satak at R.S. Dag No. - 1757, 27 (Twenty Seven) Satak at R.S. Dag No. - 690 and 46 (Forty Six) Satak at R.S. Dag No. - 691 lying at Mouza - Jyangra, J.L. No. - 16, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, Police Station - formerly Rajarhat now Baguiati, within the limits of the Rajarhat - Gopalpur Municipality, within the jurisdiction of A.D.S.R. Office at Bidhan Nagar (Salt Lake City), District - North 24 Parganas.

AND WHEREAS during enjoyment of the said property for better enjoyment of the said property, said Kshitish Chandra Mondal (since deceased), Satish Chandra Mondal alias Sachindra Mondal and Dulal Mondal by way of an amicable mutual settlement amongst them, they decided to divide the above mentioned total land amongst them into 3 (Three) parts in the manner of Lot - 'A', 'B' and 'C' and according they divided the said property amongst them into 3 (Three) parts in the manner of Lot - 'A', 'B' and 'C'.

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Rupa Chakraborty

TALL WALL DEVCON
Atique Qureshi
Partner

TALL WALL DEVCON
Atique Qureshi
Partner

AND WHEREAS accordingly said Kshitish Chandra Mondal (since deceased) was allotted **ALL THAT** piece and parcel of land measuring about 1 (One) Bigha 4 (Four) Cottahs 6 (Six) Chittacks 32 (Thirty Two) Sq.ft. lying at said R.S. Dag No. - 1757, marked as Lot - 'C'.

AND WHEREAS during enjoyment of the above mentioned property i.e. **ALL THAT** piece and parcel of land measuring about 1 (One) Bigha 4 (Four) Cottahs 6 (Six) Chittacks 32 (Thirty Two) Sq.ft. lying at said R.S. Dag No. - 1757, marked as Lot - 'C', said Kshitish Chandra Mondal (since deceased) sold some part of the property and during enjoyment of the rest of the property of and from the above mentioned property said Kshitish Chandra Mondal (since deceased) died intestate leaving behind his wife, 6 (Six) daughters and 2 (Two) sons as his legal heirs and successors in respect of the said property.

AND WHEREAS according to the law of inheritance the said Kshitish Chandra Mondal (since deceased)'s said wife, 6 (Six) daughters and 2 (Two) sons became the Owners collectively in respect of the said property.

AND WHEREAS for better enjoyment of the above mentioned property said Kshitish Chandra Mondal (since deceased)'s said wife, 6 (Six) daughters and 2 (Two) sons by way of an amicable mutual settlement amongst them, they decided to divide the above mentioned total land amongst them into 9 (Nine) plots and according they divided the said property amongst them into 9 (Nine) plots.

AND WHEREAS of and from the said Kshitish Chandra Mondal (since deceased)'s said wife, 6 (Six) daughters and 2 (Two) sons, said Kshitish Chandra Mondal (since deceased)'s 4 (Four) daughters namely Smt. Neva Sarkar, wife of Sri Ramesh Sarkar, Smt. Anjana Mondal, wife of Sri Kripasindhu Mondal, Smt. Dipa Paul, wife of Sri Tarun Paul and Smt. Shefali Ghosh, wife of Sri Subhashis Ghosh were allotted **ALL THAT** piece and parcel of Land measuring about 07 (Seven) Cottahs 4 (Four) Chittacks in 4 (Four) Plots marked as 'C/1', 'C/2', 'C/3' and 'C/4' under the said Scheme i.e. of and from the said 9 (Nine) plots along with right to transfer the said property in any means such as by way of sell, gift etc.

AND WHEREAS accordingly said Smt. Neva Sarkar, wife of Sri Ramesh Sarkar, Smt. Anjana Mondal, wife of Sri Kripasindhu Mondal, Smt. Dipa Paul, wife of Sri Tarun Paul and Smt. Shefali Ghosh, wife of Sri Subhashis Ghosh became the Owners collectively in respect of **ALL THAT** piece and parcel of Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks in 4 (Four) Plots marked as 'C/1', 'C/2', 'C/3' and 'C/4' under the said Scheme i.e. of and from the said 9 (Nine) plots along with right to transfer the said property in any means such as by way of sell, gift etc.

Rupa Chakraborty

TALL WALL DEVCON

Pragati Devi
Partner

TALL WALL DEVCON

Atique Ahmed
Partner

Contd. ... P.4

AND WHEREAS due to urgent need of money the said Smt. Neva Sarkar, wife of Sri Ramesh Sarkar, Smt. Anjana Mondal, wife of Sri Kripasindhu Mondal, Smt. Dipa Paul, wife of Sri Tarun Paul and Smt. Shefali Ghosh, wife of Sri Subhashis Ghosh sold, conveyed, transferred the said property i.e. **ALL THAT** piece and parcel of Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks in 4 (Four) Plots marked as 'C/1', 'C/2', 'C/3' and 'C/4' under the said Scheme togetherwith all easement rights, to the Owner / First Party herein by way of a Registered Deed of Conveyance in Bengali executed on 16.05.2012 and the same was duly registered in the Office of the A.D.S.R. Bidhan Nagar, District - North 24 Parganas and recorded therein Book No. 1, CD Volume No. 9, Pages from 1729 to 1744, Being No. 06002 for the year 2012 for a valuable consideration mentioned therein and the said property marked and bordered in colour "**RED**" in the annexed Plan therewith in the said Deed of Conveyance

AND WHEREAS by virtue of the said Deed of Conveyance in Bengali the said Owner / First Party herein has become the absolute Owner of the said property and mutated her name in the record of the B.L. & L.R.O. Office and also as well as in the record of the Bidhannagar Municipal Corporation being Assessee No. - 20033160743 and has been enjoying the said property by way of payment of rates, khajna and tax regularly to the respective competent authority concern as true and lawful Owner of the same and the said property is lying free from all sorts of encumbrances, liens, lispendences, charges, claims, demands whatsoever in nature from all corners, morefully mentioned and described in the First Schedule Property written hereunder.

AND WHEREAS for better enjoyment of the same the said Owner / First Party herein constructed a single storied structure measuring about 200 (Two Hundred) Sq.ft. be the same a little more or less consisting of 2 (Two) Rooms alongwith Bath and Privy made of brick built wall and R.T. Shed upon the said property i.e. land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less.

AND WHEREAS during enjoyment of the said property the First Party herein as being the Owner intends to develop the said property by demolishing the existing structures thereon and constructing a new Multi-Storied building thereon comprising Flats / Units, Garage etc. and accordingly the First Party herein as being the Owner applied for sanction of a Building Plan in the Bidhannagar Municipal Corporation, Poura Bhavan, FD - 415A, Sector - III, Kolkata - 700 106 and accordingly the Building Plan vide No. - BMC/BPN/RG/622/213/19-20, Date - 28.09.2020, Valid Upto - 27.09.2023, A/N : - 0109146201100615, sanctioned by the Bidhannagar Municipal Corporation, Poura Bhavan, FD - 415A, Sector - III, Kolkata - 700 106, in respect of construction of a proposed G + Three Storied Residential Building upon the said property i.e. **ALL THAT** piece and parcel of formerly Sali Land now Bastu Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, R.S. Dag No. - 1757, R.S.

Ruppa Chakraborty

TAIL WALL DEVCON

Fajun Dunder Partner

TAIL WALL DEVCON

College Anush Partner

Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Police Station - formerly Rajarhat now Baguiati, Pincode - 700 162, within the limits of the formerly Rajarhat - Gopalpur Municipality under Ward No. - 028 and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, within the jurisdiction of A.R.A. Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas.

AND WHEREAS in the meantime, the Owner / First Party herein as being a Donor therein gifted a strip / piece of Land measuring about 74' - 6" x 8' - 3" totaling 00 (Zero) Cottah 13 (Thirteen) Chittacks 21 (Twenty One) Sq.ft. be the same a little more or less of and from the said property in favour of BIDHANNAGAR MUNICIPAL CORPORATION, having its Office at Poura Bhavan, FD - 415A, Salt lake City, Sector - III, Post Office - IB Market, under Police Station - Bidhannagar, District - North 24 Parganas, Pin - 700 106, State - West Bengal, as being a Donee therein by virtue of a Deed of Gift executed on 04.03.2020 and the same was duly registered in the Office of the A.D.S.R. Rajarhat, District - North 24 Parganas and recorded therein Book No. I, Volume No. 1523-2020, Pages from 115434 to 115451, Being No. 152302484 for the year 2020.

AND WHEREAS during enjoyment of the said property the First Party herein as being the Owner intends to develop the said property by demolishing the existing structures thereon and constructing a new G + Three Storied Residential Building thereon comprising Flats / Units, Garage etc. but due to lack of knowledge and fund decided to Develop the same through a reliable Developer.

AND WHEREAS the First Party to this indenture heard the reputation of the Second Party / Second Parties' Concern, asks the Second Party to develop her said Property according to Law and also as well as according to the said Sanctioned Building Plan, considering the proposal of the First Party, the Second Party hereby agreed with the proposal to Develop the same.

AND WHEREAS the Parties hereby have reached an Agreement whereby the Owner has agreed to allow the Developer / Developing Concern to develop the said property hereinafter referred to as the said property and more fully described in the **FIRST SCHEDULE PROPERTY** herein below according to the norms mentioned below to avoid future complexity on the following terms and conditions agreed to and between the Parties of the Both Part hereto.

NOW THIS AGREEMENT WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE - I DEFINATION

1. **PREMISES** : shall mean **ALL THAT** piece and parcel of plot of formerly Sali Land now Bastu Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less togetherwith a single storied structure measuring about

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Rupa Chakraborty

TALL WALL DEVCON

Rayan Dey
Partner

TALL WALL DEVCON

Atique Reza
Partner

200 (Two Hundred) Sq.ft. be the same a little more or less consisting of 2 (Two) Rooms alongwith Bath and Privy made of brick built wall and R.T. Shed together with all easement rights appertaining thereto lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, R.S. Dag No. - 1757, R.S. Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Police Station - formerly Rajarhat now Baguiati, Pincode - 700 162, within the limits of the formerly Rajarhat - Gopalpur Municipality and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, within the jurisdiction of A.R.A. Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas.

2. **BUILDING** : shall mean the proposed G + 3 (G + Three) Storied residential building with necessary additional structure like pump house, as may be decided by the Developer and shall include other spaces intended for the enjoyment of the occupants of the said building.
3. **OWNER** : shall mean SMT. RUPA CHAKROBORTY, wife of Sri Malay Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at Jagatpur, Charaktala, Post Office - Gouranganagar, Police Station - Baguiati, District - North 24 Parganas, Pincode - 700 159 and her heirs, executors, administrators, representatives, attorneys and/or assignees.
4. **DEVELOPER** : shall mean "M/S. TALL WALL DEVCON", a Partnership Concern, having its Office at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016, represented by its Partners namely (1) MR. ATIQUE QURESHI and (2) MR. ANJUM QURESHI, both are sons of Late Mohammad Yusuf Qureshi alias Md. Yusuf Qureshi, both by faith - Islam, both by Nationality - Indian, both by occupation - Business, both are residing at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016 and include its successors-in-office, legal heirs, executors, administrators, nominees, attorneys, legal representatives and assignees.
5. **COMMON FACILITIES AND AMENITIES** : shall include corridors, stairways, staircase, parkways, water pump, pump house, underground reservoir, overhead tank and such other spaces and facilities which may be mutually agreed upon by and between the Parties and whatsoever required necessary for the location free enjoyment, establishment provisions, maintenance, upkeep and / or proper management of the building including the ultimate roof and terrace on the Top Floor of the Building.
6. **OWNER'S ALLOCATION** : the Owner shall get 50% (Fifty Percent) share of F.A.R. of the total constructed area alongwith the undivided proportionate share of land and right to use the common areas of the proposed G + 3 (G + Three) Storied Building in the following manners : -
 - (i) Ground Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Ground Floor ;
 - (ii) Entire Second Floor ;

Rupa Chakraborty

TALL WALL DEVCON

Anjum Qureshi
Partner

TALL WALL DEVCON

Atique Qureshi
Partner

(iii) Third Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Third Floor ;

(iv) The Developer shall pay Rs. 8,00,000/- (Rupees Eight Lakh) only as Non-Refundable amount to the Owner on account of expenses towards Tax, Soil Test, Rent, Sanctioned Building Plan and other incidental cost which was incurred by the Owner and the said Amount payable in the following manners :-

(a) On the date of execution of this Agreement : - Rs. 5,00,000/- (Rupees Five Lakh) only (morefully mentioned in the Memo herein below) ;

(b) On the date of Roof Casting of Third Floor of the said Building : - Rs. 3,00,000/- (Rupees Three Lakh) only ;

Total : - Rs. 8,00,000/- (Rupees Eight Lakh) only.

7. **DEVELOPER'S ALLOCATION** : shall mean the Developer shall get 50% (Fifty Percent) share of F.A.R. of the total constructed area of the Building alongwith the undivided proportionate share of land i.e. save and except the Owner's Allocation of the proposed G + 3 (G + Three) Storied Building in the following manners :-

(i) Ground Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Ground Floor ;

(ii) Entire First Floor ;

(ii) Third Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Third Floor ;

8. **TRANSFERABLE SPACE** : shall mean Developer's Allocation alongwith right to use common areas to be transferred by the Developer.

9. **ARCHITECT** : shall mean a person, persons and/or firm or firms appointed or nominated by the Developer / Promoter / Developing Concern for construction of the proposed Building.

10. **BUILDING PLAN** : Building Plan is already sanctioned by the Bidhannagar Municipal Corporation Poura Bhavan, FD - 415A, Sector - III, Kolkata - 700 106 and the Building Plan vide No. - BMC/BPN/RG/622/213/19-20, Date - 28.09.2020, Valid Upto - 27.09.2023, A/N : - 0109146201100615.

11. **TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of Space/Flat in the said proposed newly constructed G + 3 (G + Three) Storied Building to the intending Purchaser and/or Purchasers thereof save and except the Owner's Allocation hereinafter referred to i.e. shall mean a person, persons to whom any Space/Flat in the building to be transferred by virtue of these presents in respect of the Developer's Allocation i.e. save and except the Owner's Allocation.

Rupa Chakraborty

TALL WALL DEVCON

Pragati Chakraborty
Partner

TALL WALL DEVCON

Pragati Chakraborty
Partner

12. **TRANSFEEEE** : shall mean a person to whom any Space / Flat in the Building will be transferred by a Deed of Conveyance and for a valuable consideration, any Space / Flat / Shoproom / Garage etc. of the said Building by virtue of these.
13. **TIME** : shall mean the construction shall be completed within 30 (Thirty) months on and from the date of execution of this Agreement.
14. **COMMENCEMENT** : This Agreement shall be deemed to have commenced with effect on and from the date of execution of this Agreement.
15. **COVERED AREA** : shall mean the plinth area of the Building measuring at the floor level of the basement or any storied and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion / flat / room.
16. **COMMON AREA** : shall mean the area of the lobbies, staircase, landings, lift and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. common Durwan Quarters, water pump room in the Ground Floor and Open Terrace of the Top Floor etc. as per Sanctioned Building Plan or Plans and/or as may be decided by the Developer in consultation with the Owner.
17. **COMMON PORTIONS** : shall mean the common installation in the Building for the common use and utility i.e. plumbing, electrical, drainage and other installations, fittings, fixtures and machinery which are not exclusive for any portion / flat and which are specified as common by the Developer.
18. **PROPORTIONATE** : shall mean where it refers to the share of any Purchaser to Purchasers who shall be agreed to purchase or own any flat or portion in the New Building including the land or common areas or parts then such proportionate shares shall be the same as to the covered area of the flats in the New Building the Owner's Area and where it refers to share of any rates / taxes, common expenses then such share of the whole shall be determined on the basis of which such rates / taxes as are being respectively levied.
19. **PROJECT** : shall mean the development of land by construction of the proposed G + 3 (G + Three) Storied Building for selling of the flats / portions of the Building.
20. **SINGULAR** : shall mean include the plural and vise versa.
21. **MASCULINES** : shall mean include the feminine and vise versa.

Rupa Chakraborty

Angen Dandshi
Partner

Atique Renuki
Partner

TALL WALL DEVCON

TALL WALL DEVCON

22. **TRANSFEREES** : shall mean the person or body of individual, firm, limited company, association or persons to whom any space / flat in the Building is proposed to be transferred on Ownership Basis for residential purpose whatsoever.

It is intended and agreed by and between the parties hereto that this Agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in complete viable of the negotiation before the execution of these presents.

23. **HOLDING ORGANISATION** : shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the Land Owner / Developer for the common purpose.
24. **GENERAL LIMITED COMMON ELEMENTS** : shall mean those limited common elements which are for the use of or benefit of all the units as morefully and particularly described in the Fifth Schedule Property hereinafter written.
25. **ROOF** : shall mean and includes the roof of the said Building on the top of the terrace and the roof right will be exclusively belongs to the Flat Owners as common area.
26. **LIFT** : shall mean 1 (One) normal lift capacity of 4 (Four) passengers.
27. **SUPER BUILT UP AREA** : shall mean Covered Area + Proportionate share of Staircase and landings. Proportionate share of lift and corridor + 20% (Twenty Percent) of Covered Area including proportionate share of staircase and landings. lift and corridor = Total Super Built Up Area.

ARTICLE - II

(Terms and Conditions)

1. This Agreement will be deemed to have commenced on and with effect from ~~28th~~ day of ~~December~~ 2022 and the project will completed within 30 (Thirty) months on and from the date of execution of this Agreement.
2. That the Second Party shall construct a G + 3 (G + Three) Storied Building upon at the said plot of Land lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, R.S. Dag No. - 1757, R.S. Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Pincode - 700 162, Police Station - formerly Rajarhat now Baguiati, within the limits of the formerly Rajarhat - Gopalpur Municipality and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, within the jurisdiction of A.R.A., Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas, at its own costs and expenses that is all the expenses whatsoever for the construction of the proposed building to be borne by the Developer and the Owner shall not have to pay anything for such construction having free from any monetary involvement.
3. That the Owner shall execute a Registered Development Power of Attorney in favour of the Developer / Developing Concern / Builder for the purpose of making application to the Government, Semi-Government, Kolkata Municipal

Contd. ... P/10

TALL WALL DEVCON

TALL WALL DEVCON

Signature
Partner

Signature
Partner

Rupa Chakraborty

Corporation, C.E.S.C. and other concerned authority for sanction and further sanction of plan and for other permission and to sign all documents and papers in the name for and on behalf of the Owner also for pursuing or following up the matters with the appropriate authority as may be necessary for the purpose of execution of the construction work of the proposed building and also to collect money from respective buyers and to sign and execute the Sale Deed and / or Deeds for Developer's Allocated Portion of the proposed Flats of the Building.

4. That the Second Party herein shall comply the said Sanctioned Building Plan issued by the Bidhannagar Municipal Corporation in respect of the said proposed construction of the G + 3 (G + Three) Storied Building upon the First Schedule Property morefully mentioned and described hereunder.
5. That the Developer / Builder shall build the said G + 3 (G + Three) Storied Building under its direct personal supervision and in the best workman according to the specification (mentioned in below) elevation and section indicated in the plan.
6. That the Developer shall complete the construction work in habitable condition within a period of 30 (Thirty) months on and from the date of execution of this Agreement and the Developer shall handover the Owner's Allocated Portion in habitual condition along with the Completion Certificate / Occupation Certificate (C.C.) sanctioned by the Bidhannagar Municipal Corporation.
7. That the Developer / Second Party shall use all bricks, lime, sand, cement, stone, timber, iron rods and other materials being of the standard quality best available in the market and shall use all tools, implements scaffolding whatsoever necessary for carrying out or completion of the construction work.
8. That the Developer / Second Party shall take all sorts of necessary precaution at the time of construction of the proposed building in order to avoid loss, harm and injury to others.
9. That after the completion of the total building the Owner shall get as per the Owner's Allocation and the Developer shall get as per the Developer's Allocation.
10. That the Developer / Builder shall be entitled to enter into Agreement for Sale and transfer the same in the name of the respective transferee for their residential purpose and to receive and collect moneys in respect thereof which shall belong to the Developer and it is expressly agreed by and between the Parties thereto that for the purpose of entering into such Agreement it shall not be obligatory on the part of the Developer to obtain any further consent from the Owner and this Agreement by itself shall be treated as consent of the Owner. The Developer shall have liberty to execute Sale Deed / Deed of Conveyance in favour of the Purchasers for the Developer's Allocated Portion on the strength of Registered Development Power of Attorney and the Owner hereby undertakes not to revoke the same until and unless the Developer violates the terms and conditions of this Agreement.

Rupa Chakraborty

TALL WALL DEVCON

Anjum Qureshi
Partner

TALL WALL DEVCON

Atique Qureshi
Partner

11. That the Owner shall jointly with the Developer and execute all the Agreements to be entered into with the prospective buyers for sale of Flats of Developer's Allocated Portion (if required) and also execute Deed of Conveyance in favour of such buyers, conveyances or transferring proportionate undivided share in the land (if required) without claiming any consideration amount.
12. That the Developer may invite prospective buyers of the Flat / Apartment by putting advertisement in the Newspapers and/or fixing signboard for which the Owner shall have no objection.
13. That the Developer shall be entitled to enter into Agreement with the prospective buyers on such terms and conditions and such consideration as the Developer may decide.
14. That the Developer shall have the authority to transfer the Flat Flats in respect of Developer's Allocated Portion in the newly constructed building and the Developer will receive all those amount from the prospective buyer/buyers by way of the costs of the construction job and the Owner shall not in any way be responsible for the profit and loss of the Developer and shall not be liable for any damage.
15. That the Developer shall indemnify and keep indemnified the Owner against all claims, losses, suits and action for the deviation in construction the building according to the sanctioned plan and or any latches on observing and promoting the statutory building rules and regulations.
16. That until this Agreement shall be completed the Developer shall be and remain responsible in every respect for and shall replace or make good all losses, injuries and damages to the said property or to the Owners or Occupiers of any land and building adjoining which may be cause or done by him or his workmen and shall indemnify the Owners against the same and for all claims in respect thereof.
17. That in case of force majeure and / or for any litigation if the construction work of the Building be sustained, in that event, the time for completion of construction work of the building will be extended for the period of time as shall be required for the same to that extent as may be mutually agreed between the parties.
18. That save and except this Agreement there is no other existing Agreement regarding Development of the Premises and if so exist prior to this Agreement that is cancelled and is being suspended by this Agreement and the Owner agrees to indemnify and keep indemnified the Developer against any or all claims made by any Third party in respect of the said Premises.
19. That in case of any claim arise by any third party in any means such as Ownership or heirship or otherwise at any point of time regarding the said property then the said respective claim/s shall be settled from the Owner's Allocation positively and in that event the Developer's Allocation shall not be the subject matter regarding the same.

Rupa Chakraborty

TALL WALL DEVELOPERS

Angim Dinesh
Partner

TALL WALL DEVELOPERS

Aditya Chakraborty
Partner

20. That the Owner or her men and agents shall have the right to supervise the construction work and the Developer and its men and agents shall not create any trouble or difficulties to them.
21. That all disputes and differences between the Parties hereto and their legal representatives relating to and/or arising out of the term, scope and effect and/or interruption of this Agreement or any clause thereof or as to any matter touching this Agreement shall be referred to Arbitration of two Arbitrators, one is to be appointed by each Party hereto in accordance with the provision of Arbitration Act, 1996 shall be final and binding upon the Parties. Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer by the Owner or as creating any right, title or interest in respect thereof in favour of the Developer to develop the same in the terms of the provided however liability on the Owner and affecting her Estate and interest in the said premises and if being expressly agreed and understood that in no event the Owner.
22. That the Owner hereby undertakes to sign and execute all necessary documents for the purpose of construction of the building.
23. That the Owner shall keep ready all original documents and title Deed/Deeds and on execution of these presents shall handover all original documents and title Deeds, Sanctioned Building Plan issued by the Bidhannagar Municipal Corporation to the Developer for the purpose of obtaining any other required documents from any competent authority concern and / or for obtaining any modification of sanction plan that is to be obtained from Bidhannagar Municipal Corporation Authority Concerned by granting receipt. That the Developer hereby undertakes to return all those documents to the Owner after obtaining the required documents.
24. That the Owner is entitled to enter into this Agreement with the Developer and she has full right and absolute authority to sign and execute the same.
25. That the Owner shall not do any act, deed, matter or thing whereby or by reason whereof, the Development of the said Property may be prevented as affected in any manner whatsoever unless any contrary act is done by the Developer beyond the terms and conditions of this Agreement.
26. That the Developer will demolish the existing huts/structures on the said Premises at its own cost and remove all at its own cost and the Developer entitled to get the value of all solid waste including iron/wooden/bricks/tin/metal structure etc.
27. That respective allottees shall keep the common interior walls, sewers, drains, pipes and other things and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particular show as not to cause any damage to the building or any other space therein shall keep the other Occupiers of the building indemnified of from and against the consequences of any breach of these presents.

Rupa Chakraborty

TALL WALL DEVCON
Signature
Particular

TALL WALL DEVCON
Signature
Particular

28. That the Owner hereby agrees and covenants with the Developer not to do any act, deed or thing thereby Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocated Portion in the building at the said Property.
29. That the Owner shall pay all outstanding taxes and dues related with the said Property till the date of execution of this Agreement.
30. That on and from the date of completion of the building the Developer and/or his transferees shall each be liable to pay and bear proportionate charges of tax in respect of their respective spaces.
31. That it is understood that time to time facilities the construction of the building by the Developer various matters or things not herein specified may be required to be done by the Developer any for which the Developer may need the authority of the Owner and various applications and other documents may be required to sign by the Owner in relation to which specific provisions may not have been mentioned herein. the Owner hereby undertakes to do such acts, deeds, matters and things and the Owner shall execute such Additional Power of Attorney and authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the Owner and/or go against this spirit of these presents.
32. That the Developer shall connect the water pipe line and the sewerage line in the new building upto the water system and drainage system respectively of the Bidhannagar Municipal Corporation.
33. That the Developer and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts thereof. The Owner and the Developer hereby agree to abide by all the rules and regulations to be framed.
34. That the Developer shall handover the Owner's Allocation proportionately in complete and habitable condition prior to the date of sell and/or delivery of Developer's Allocation proportionately to the respective buyer or buyers.
35. That the Developer shall paint the outside of the entire building.
36. That the Parties of the Both Part herein shall comply the above mentioned terms and conditions strictly and positively.

THE FIRST SCHEDULE PROPERTY ABOVE REFERRED TO
(Said Entire Property)

ALL THAT piece and parcel of plot of Bastu Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less togetherwith a 10 (Ten) years old single storied structure measuring about 200 (Two Hundred) Sq.ft. be the same a little more or less consisting of 2 (Two) Rooms alongwith Bath and Privy made of brick built wall and R.T. Shed together with all easement rights appertaining thereto lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government,

Rupa Chakraborty

TALL WALL DEVCON

Singer Diner

TALL WALL DEVCON

Village Bunder

Pargana - Kolkata, R.S. Dag No. - 1757, R.S. Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Police Station - formerly Rajarhat now Baguiati, Pincode - 700 162, within the limits of the formerly Rajarhat - Gopalpur Municipality and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, being Assessee No. - 20033160743, within the jurisdiction of A.R.A. Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas, butted and bounded in the following manners :-

- ON THE NORTH** : By Land of Plot No. - 'C/5' under Scheme ;
- ON THE SOUTH** : By 5' (Five feet) wide Passage and thereafter Property of Gouranga Goldar ;
- ON THE EAST** : By 2' (Two feet) + 10' (Ten feet) = 12' (Twelve feet) wide Common Passage ;
- ON THE WEST** : By Land of R.S. Dag Nos. - 692 and 695 ;

THE SECOND SCHEDULE PROPERTY ABOVE REFERRED TO
(PROPOSED CONSTRUCTION)

G + 3 (G + Three) Storied Residential Building upon the Land mentioned in the First Schedule Property hereinabove as per the Building Plan Sanctioned by the Bidhannagar Municipal Corporation.

THE THIRD SCHEDULE PROPERTY ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The Owner shall get 50% (Fifty Percent) share of F.A.R. of the total constructed area alongwith the undivided proportionate share of land and right to use the common areas of the proposed G + 3 (G + Three) Storied Building in the following manners :-

- (i) Ground Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Ground Floor ;
 - (ii) Entire Second Floor ;
 - (v) Third Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Third Floor ;
 - (vi) The Developer shall pay Rs. 8,00,000/- (Rupees Eight Lakh) only as Non-Refundable amount to the Owner on account of expenses towards Tax, Soil Test, Rent, Sanctioned Building Plan and other incidental cost which was incurred by the Owner and the said Amount payable in the following manners :-
- (a) On the date of execution of this Agreement : - Rs. 5,00,000/- (Rupees Five Lakh) only (morefully mentioned in the Memo herein below) ;
 - (b) On the date of Roof Casting of Third Floor of the said Building : - Rs. 3,00,000/- (Rupees Three Lakh) only ;

Total : - Rs. 8,00,000/- (Rupees Eight Lakh) only.

Rupa Chakraborty

TALL WALL DEVCON
Anjan Kumar
Partner

TALL WALL DEVCON
Aditya Kumar
Partner

THE FOURTH SCHEDULE PROPERTY ABOVE REFERRED TO
(DEVELOPER'S / DEVELOPING CONCERN'S ALLOCATION)

The Developer shall get 50% (Fifty Percent) share of F.A.R. of the total constructed area alongwith the undivided proportionate share of land i.e. save and except the Owner's Allocation of the proposed G + 3 (G+Three) Storied Building in the following manners :-

- (i) Ground Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Ground Floor ;
- (ii) Entire First Floor ;
- (iii) Third Floor : - 50% (Fifty Percent) of the total constructed area on the Front Side and Back Side proportionately of and from the Third Floor.

THE FIFTH SCHEDULE PROPERTY ABOVE REFERRED TO
(COMMON AREAS AND COMMON INSTALLATIONS)

1. Electrical wiring and fittings and fixtures for lighting the staircase lobby and other common areas and operating the lifts and water pump with motor.
2. For top of the roof, staircase on all floors, staircase landing on all floors having windows and glass panes.
3. Common passage from the main entrance to the Ground Floor staircase landing and Boundary Wall.
4. Water pump, water reservoir tube-well and pump underground water reservoir and overhead water tank and other plumbing installations and pump room, distribution pipe lines from overhead water tank to different units and from underground water reservoir to overhead water tank.
5. Motor, electrical installations, Main Switch, Meter and Meter Room (except those which are installed for any particular unit) etc.
6. Drainage and Sewers from the Building connected to the Corporation main sewers line.
7. Water and sewage, evacuation pipes from the flats to drains and sewers common to the Building.
8. Main gate to the said premises and the building and boundary.
9. Water supply will be available for 24 (Twenty Four) hours in the Flat in accordance with availability water supply from the Kolkata Municipal Corporation.
10. Lift, Lift Space and Lift Area for accessories.
14. Such other fittings equipments and fixtures which are being used commonly either for the common purpose or needs for using the individual facilities/amenities.

Rupa Chakraborty

TALL WALL DEVCON

Signature of Partner

TALL WALL DEVCON

Signature of Partner

THE SIXTH SCHEDULE PROPERTY ABOVE REFERRED TO
(SPECIFICATIONS OF WORKS AND MATERIALS ALLOTTED)

BUILDING :-

1. The Building is R.C.C. frame (M-15 grade).
2. The foundation of the building is of R.C.C. isolated square feet (M-15 grade 1:2:3).
3. Slab Thickness is 4" 5" as per structural drawing.
4. 8" & 5" brick work walls with 1:6, 1:6 & 1:4 sand cement mortar respectively.

PLASTERING :-

1. Outside $\frac{3}{4}$ " thick 1:6 sand cement mortar.
2. Inside $\frac{1}{2}$ " thick 1:4 sand cement mortar.
3. Ceiling and concrete surface $\frac{3}{4}$ " thick 1:4 sand cement mortar.
4. Roof treatment R.C.C. with water proofing Compound.

FLOORING :-

1. All floors and skirting of bedrooms, living rooms, dining rooms and verandah shall be furnished with Vitrified Tiles flooring along with 4" height from the floor with Vitrified Tiles.
2. Kitchen and Toilet shall be Anti Skid Tiles finished.
3. Roof shall be finished with Anti Skid Tiles.
4. All floors of lobbies, entrance lobbies, corridors, staircase and landings shall be furnished with Marble.
5. Service area such as pump room, garage space and other mandatory open space shall be of net cement finished.

DOORS AND WINDOWS :-

1. All doors will have Sal wood frame along with 30 mm thick ply Flash Doors.

Rupa Chakraborty

TALL WALL DEVCON

Pragati Dinesh

TALL WALL DEVCON

Udit Dinesh
Partner

2. All Aluminum Sliding Channeled windows will be of standard quality with 1/2 inch thick plane glass alongwith Iron Grill.
3. Main door will have Flush Wood and be fitted with standard quality mortise lock.
4. Toilet doors will be made of P.V.C. door.

SANITARY & PLUMBING :-

(1) TOILET / BATHROOM :-

- (a) One Commode in each privy.
- (b) White Normal Wash Basin 18" of standard brands in inside bathroom and outside dining including two Basins.
- (c) One mixer (Shower, tap, hot and cold water system) and one tap.
- (d) All Bib-cock and taps will be of L.S.I. marked.
- (e) All Bib-cock near Commode / Pan.
- (f) Standard quality glazed colour tiles shall be fixed upto 7 feet height from floor level.
- (g) Provision for exhaust fan.

(2) KITCHEN :-

- (a) R.C.C. cooking platform will be Granite finished and one 1/2" tap over sink and one 1/2" tap below sink.
- (b) One kitchen sink of standard quality (Stainless Steel).
- (c) Concealed pipe lines for only cold water will be provided.
- (d) Provision for exhaust fan.
- (e) Standard quality glazed colour tiles shall be fixed upto 2 feet height from floor level on the cooking platform.

Rupa Chakraborty

TALL WALL DEVCON

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TALL WALL DEVCON

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(3) PIPELINES :-

- (a) All rain water pipes, soil and waste water pipes shall be of high density P.V.C. Pipe.
- (b) All underground sewer line, gully pit etc. shall be of earthen wire.
- (c) Distribution of water line from overhead reservoir shall be of I.S.I. branded G.I. P.V.C. pipe.

ELECTRICAL (CONCEALED WIRING UPTO SWITCH BOARD) :-

Concealed insulated ISI marked copper wiring with ISI marked Modular Switches, Plugs etc. Be it mentioned here that, the prospective Owners of proposed Flats Units shall be liable to pay the charges of new Electric Cable and new Meter Connection.

(1) BED ROOMS :-

- (a) One three pin plug point (5 amp)
- (b) Three light points.
- (c) One fan point.
- (d) One Telephone point in any one of the Bed Room.
- (e) One A.C. point.

(2) LIVING / DINING / KITCHEN :-

- (a) Two light points, one light point near Kitchen counter.
- (b) One three pin plug point for T.V. and other purposes (5 amp).
- (c) One power point (15 amp).
- (d) One chimney / exhaust fan point in Kitchen.
- (e) Two fan points, one cable point.

Rupa Chakraverty

TALL WALL DEVCON

Ajay Kumar
Partner

TALL WALL DEVCON

Aditya Kumar
Partner

(3) **TOILET** : -

- (a) One light point.
- (b) One power point (15 amp) for geyser.
- (c) One exhaust fan point.

(4) **BALCONY** : -

- (a) One Light Point.

(5) **FINISHING** : -

- (a) All outside surface of steel windows shall be finished with primer and finished with deep colour.
- (b) All interior surface wall shall have sand-cement finished with paris only.
- (c) All exterior surface wall shall have painted with snow-cem of approved shade.
- (d) Overhead and underground tank as per sanctioned plan.
- (e) Balcony of each flat shall be half grill covered.
- (f) The windows shall have aluminum sliding channel alongwith Iron Grill.
- (g) The floor of the entire building shall be finished with marble.

(6) **COMMON SPACE** : -

- (a) Light point on entrance lobby, landing, roof, garage and other service area.
- (7) Common meter room on common space under the staircase and the Developer shall bring electric cable through competent authority concerned at the cost of the respective Owners upto the common meter box and the respective Owners of the respective units shall bring the separate meter and the security amount to bring separate electric meter shall be borne by the respective Owners of the respective

Rupa Chakraborty

TALL WALL DEVCON

Rupam Chakraborty

TALL WALL DEVCON

Rupam Chakraborty
Partner

units respectively and the said prospective Owners desire to bring separate electric meter at their own cost they shall have the right to do so and the said meter shall be installed at the common electric meter box of the premises.

(8) **LIFT** : - 1 (One) normal Lift capacity of 4 (Four) passengers will be installed in the said G + 3 (G + Three) Storied Building.

(9) **WATER PUMP** : - Water pump need to be installed of either Crompton Greaves or Kirloskar.

NOTE : - Extra cost shall have to be paid against any extra work by each flat Owners in respect of their respective flat / unit i.e. beyond the above specifications if any other works to be done that will be charged extra.

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata
in the presence of : -

(1) *Tuban Mondal*

Jagatpur Charakbata

PS- Bagmati

P.O. - Howanga nagar

KoK. 159

(2)

Ajoy Roy

51 Choudhury Road

Belaghata Kal-10

P.O. & P.S. - Belaghata

Rupa Chakraborty

Signature of the Owner / First Party

(1) TALL WALL DEVCON

Atique Anwar

Partner

(2) TALL WALL DEVCON

Fajun Qureshi

Partner

Signature of the Developer / Developing
Concern / Second Party

MEMO

RECEIVED from the within named Developer / Developing Concern the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lakh) only of and from a Total Amount of Rs. 8,00,000/- (Rupees Eight Lakh) only as a Non-Refundable Amount as per Memo below and the balance amount of Rs. 3,00,000/- (Rupees Three Lakh) only shall be given as per Agreement :-

By Account Payee Cheque vide No. 000001 Rs. 5,00,000/-

dated 26.12.2022, drawn on HDFC BANK

Shakespeare Sarami..... Branch, Kolkata.

Total Rs. 5,00,000/-

(Rupees Five Lakh Only)

WITNESSES :-

(1) Tuban Mondal

Jagatpur Charakata

P.S. Baguiati

P.O. - Ghowanra Nasar

Kol - 159

Rupa Chakraborty

Signature of the Owner / First Party

(2)

Ajoy Roy Chowdhury
51 Chowdputty Road
Balaghata Kol - 10

P.O. & P.S. - Belegkata

Drafted, Prepared and Typed by me :-

Atanu Mazumdar

(ATANU MAZUMDAR)

Advocate

Enrolment No. - WB/368/2012

Sealdah Civil Court, 4th Floor,

Bar Association Room No. - 411,

Kolkata - 700 014

Mobile No. :- +91 89103 25093

e-mail I'd :- listen2adrija@gmail.com

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RUPA CHAKROBORTY
 Signature Rupa Chakroborty

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ATIQUE QURESHI
 Signature Atique Qureshi

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANJUM QURESHI
 Signature Anjum Qureshi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPA CHAKROBORTY
JAGADISH CHANDRA ADHIKARY



24/11/1969
Permanent Account Number

ALTPC3264G



Rupa Chakroborty
Signature

Rupa Chakroborty



ভারত সরকার
Unique Identification Authority of India
Government of India

এনআরআই আইডি নং / Enrolment No. 1111/1285703786

১৬/০৬/২০১৬
Rupa Chakroborty
জন্ম তারিখ /
JAGATPUR CHARAKTALA
Rajarhat-gopabpur (TN)
Kuvim Nagar North 24 Parganas
West Bengal - 700150



KL894333060FT

31432308



আপনার আধার সংখ্যা / Your Aadhaar No. :

3596 9618 8607

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রূপা চক্রবর্তী
Rupa Chakroborty
পিতা - জগদীশ চন্দ্রা আদিত্য
Father - Jagdish Chandra Adhikari

জন্মদিন / DOB 26/11/1995
লিঙ্গ / Gender

3596 9618 8607



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ প্রদানটির প্রমাণীকরণ ছাড়া অন্য কাজের।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate using

- আধার মাত্রা দেশে মান্য।
- আদার ভবিষ্যতে সরকারি ও বেসরকারি পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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এনআরআই আইডি নং / Enr, নথিভুক্ত করা
১৯৯৬ ১৯ নং আইডি নং

Address: JAGATPUR
CHARAKTALA, Rajarhat-
gopabpur (TN), North 24
Parganas, Aditi Nagar
West Bengal - 700150

3596 9618 8607



Rupa Chakroborty

आयकर विभाग
INCOME TAX DEPARTMENT
ATIQUE QURESHI

भारत सरकार
GOVT. OF INDIA

MOHAMMAD YUSUF QURESHI

23/09/1980

Permanent Account Number
AAEPQ4997L

Atique Qureshi
Signature



Atique Qureshi

इस कार्ड के लीन / पाये पर कृपया सूचित करें / लौटाने
अधिकार पेन सेवा इकाई, एन एस सीएल
5 वीं फ्लोर, मॉडर्न स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मिडल कोलोन, नज़्म बंगला रोड केवला,
पुणे - 411 016.

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5th floor, Modern Sterling,
Plot No. 341, Survey No. 997/8,
Midel Colony, Near Deep Bunglows Chowk,
Pune - 411 016.

Tel: 91-20-2721 8200; Fax: 91-20-2721 8201
e-mail: itnscl@nscl.co.uk

Atique Qureshi

 भारत सरकार
GOVERNMENT OF INDIA

 Atique Qureshi
Atique Qureshi
DOB: 23-09-1959
Gender: M.



5117 4999 1929

आधार- आम आदमी का अधिकार

Atique Qureshi

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/o Md. Yusuf Qureshi,
21/8, Alimuddin Street, Park
Street H.O, Kolkata, West
Bengal, 700016

Address:
S/o Md. Yusuf Qureshi, 21/8,
Alimuddin Street, Park Street H.o,
Kolkata, West Bengal, 700016



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

Atique Qureshi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFPQ6001Q

नाम/ Name
ANJUM QURESHI

पिता का नाम/ Father's Name
MOHAMMED YUSUF QURESHI

जन्म की तारीख/ Date of Birth
19/02/1982

Anjum Qureshi
हस्ताक्षर/ Signature



27032017

Anjum Qureshi

भारत सरकार
Government of India

Anjum Qureshi
DOB 19/02/1987
Male

8920 9700 4305

मेरा आधार, मेरी पहचान

Anjum Qureshi

आधार
संयुक्त विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Md Yusuf Qureshi, 21/8, Alimuddin Street, Park Street,
H.O. Park Street, Kolkata, West Bengal 700016.

8920 9700 4305

1947 help@uidai.gov.in www.uidai.gov.in

Anjum Qureshi



BAR COUNCIL OF WEST BENGAL

A body constituted under the Advocates Act, 1961
2 & 3, Kinnari Bazar, 7th Floor, City Civil Court Building, 7th Fl., KOL 700 001
Phone : 2248-8856, 2248-7233, 2230-8771, Tele Fax : 2248-7233
Email : westbengalbarcouncil@gmail.com
Website : www.westbengalbarcouncil.org

IDENTITY CARD

NAME **ATANU MAZUMDAR, Advocate**

Father's/Husband's Name **Late Alok Mazumdar**




(KISHORE DATTA)
Chairman Special Committee

Atanu Mazumdar

Card No. **E-1843**

Address Recorded on the Roll **168, Lokanath Bose Garden Lane**

Kolkata - 700048

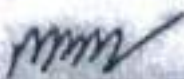
Present Address **DO**

Enrolment No. WB / **368/2012**

Dated **09.05.2012**

Date of Birth **29.09.1981**

Date **11.01.2018**


Secretary / Assistant Secretary

Atanu Mazumdar

Major Information of the Deed

Deed No :	I-1902-16001/2022	Date of Registration	28/12/2022
Query No / Year	1902-2003485166/2022	Office where deed is registered	
Query Date	10/12/2022 6:26:43 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Atanu Mazumdar Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8910325093, Status : Advocate		
Transaction			
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 84,00,000/-	Rs. 98,40,151/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagatpur Netaji Pally (Jyangra), Mouza: Jyangra, , Ward No: 023, Holding No:291/52 JI No: 16, Touzi No: 3027 Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1757	RS-516	Bastu	Bastu	7 Katha 4 Chatak	83,75,000/-	97,87,501/-	Width of Approach Road: 12 Ft.,
Grand Total :					11.9625Dec	83,75,000 /-	97,87,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	25,000/-	52,650/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	25,000 /-	52,650 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Smt Rupa Chakroborty (Presentant) Wife of Shri Malay Chakroborty Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office	 28/12/2022	 LTI 28/12/2022	 28/12/2022
Jagatpur, Charaktala, City:- Not Specified, P.O:- Gouranganagar, P.S:-Baguiati, District:-North 24 Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx4G, Aadhaar No: 35xxxxxxxx8607, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TALL WALL DEVCON Alimuddin Street, 21/B, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Atique Qureshi Son of Late Mohammad Yusuf Qureshi Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 28 2022 5:55PM </td> <td>  LTI 28/12/2022 </td> <td>  28/12/2022 </td> </tr> </tbody> </table> Alimuddin Street, 21/B, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AAxxxxxx7L, Aadhaar No: 51xxxxxxxx1929 Status : Representative, Representative of : TALL WALL DEVCON (as)	Name	Photo	Finger Print	Signature	Mr Atique Qureshi Son of Late Mohammad Yusuf Qureshi Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office	 Dec 28 2022 5:55PM	 LTI 28/12/2022	 28/12/2022
Name	Photo	Finger Print	Signature						
Mr Atique Qureshi Son of Late Mohammad Yusuf Qureshi Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office	 Dec 28 2022 5:55PM	 LTI 28/12/2022	 28/12/2022						

Name	Photo	Finger Print	Signature
Mr Anjum Qureshi Son of Late Mohammad Yusuf Qureshi Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office	 Dec 28 2022 5:11PM	 LTI 28/12/2022	 28/12/2022
Alimuddin Street, 21/8, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India. PAN No.: AAxxxxxx1Q, Aadhaar No: 89xxxxxxxx4305 Status : Representative, Representative of TALL WALL DEVCON (as)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Atanu Mazumdar Son of Late Aloke Mazumdar Sealdah Civil Court, 4th Floor, Room No. - 411, City:- Not Specified, P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 28/12/2022	 28/12/2022	 28/12/2022
Identifier Of Smt Rupa Chakroborty, Mr Atique Qureshi, Mr Anjum Qureshi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Chakroborty	TALL WALL DEVCON-11.9625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Chakroborty	TALL WALL DEVCON-200.00000000 Sq Ft

Endorsement For Deed Number : I - 190216001 / 2022

28-12-2022

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 15:43 hrs on 28-12-2022, at the Office of the A.R.A. - II KOLKATA by Smt Rupa Chakroborty ,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 98,40,151/-

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

Execution is admitted on 28/12/2022 by Smt Rupa Chakroborty, Wife of Shri Malay Chakroborty, Jagatpur, Charaktala, P.O: Gouranganagar, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Indetified by Mr Atanu Mazumdar, . . Son of Late Alope Mazumdar, Sealdah Civil Court, 4th Floor, Room No. - 411, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-12-2022 by Mr Atique Qureshi, . TALL WALL DEVCON (Partnership Firm), Alimuddin Street, 21/8, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Atanu Mazumdar, . . Son of Late Alope Mazumdar, Sealdah Civil Court, 4th Floor, Room No. - 411, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 28-12-2022 by Mr Anjum Qureshi, . TALL WALL DEVCON (Partnership Firm), Alimuddin Street, 21/8, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Atanu Mazumdar, . . Son of Late Alope Mazumdar, Sealdah Civil Court, 4th Floor, Room No. - 411, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,105.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2022 5:07PM with Govt. Ref. No: 192022230231403008 on 27-12-2022, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 3004432713733 on 27-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 9,921/-.

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12709, Amount: Rs.100.00/-, Date of Purchase: 21/11/2022, Vendor name: D D ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2022 5:07PM with Govt. Ref. No: 192022230231403008 on 27-12-2022, Amount Rs: 9,921/-, Bank: SBI EPay (SBIPay), Ref. No. 3004432713733 on 27-12-2022, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 2699 to 2730

being No 190216001 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.03 13:27:33 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/01/03 01:27:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)