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पश्चिम बंगाल WEST BENGAL

AM 790337

2003471395/2022

Certified that the document is genuine
in registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Chandpur Dist. P.W. 24, Dist. Chandpur

14 DEC 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made on this the 14th day of December, TWO THOUSAND AND TWENTY TWO (2022) of the Chirstian Era.

BETWEEN

319578

S. Kae / 07

21 SEP 2022

21 SEP 2022

21 SEP 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Chatterjee
22-A N. S. Road, Kol-1

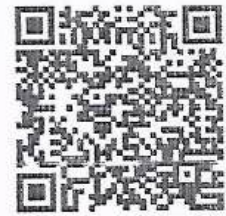


[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

14 DEC 2020



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



192022230208749291

GRN Details

GRN:	192022230208749291	Payment Mode:	Online Payment
GRN Date:	09/12/2022 14:00:32	Bank/Gateway:	State Bank of India
BRN :	CKV6203164	BRN Date:	09/12/2022 14:01:28
GRIPS Payment ID:	091220222020874928	Payment Init. Date:	09/12/2022 14:00:32
Payment Status:	Successful	Payment Ref. No:	2003471395/2/2022
			[Query No ^o /Query Year]

Depositor Details

Depositor's Name:	BISWAS CONSULTANCY
Address:	101C SOUTH SINTHEE ROAD DUM DUM, West Bengal, 700030
Mobile:	9239880397
Contact No:	9239880397
Depositor Status:	Others
Query No:	2003471395
Applicant's Name:	Mr Sujit Kar
Identification No:	2003471395/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/12/2022
Period To (dd/mm/yyyy):	09/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003471395/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2003471395/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				84942

IN WORDS: EIGHTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

CASTINGS AND METAL PRODUCTS PVT. LTD., PAN - AABCC1231F, a non-functioning Company having its office at 122, B.T. Road P.O. Alambazar, P.S. Baranagar, Kolkata - 700108 erstwhile Kolkata - 700035, represented by its Directors

1. SMT. TAPASREE CHAUDHURI, PAN - ACSPC0365L, AADHAAR - 6256 7449 9462, daughter of Late Harendra Kumar Roy, by faith Hindu, by occupation Business, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegkata, Kolkata - 700010,

2. SRI SOUMYADEEP CHAUDHURY, PAN - AFIPC9841A, AADHAAR - 7868 8649 8898, son of Bikas Kusum Chaudhury, by faith Hindu, by occupation Business, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegkata, Kolkata - 700010,

3. SRI SOURADEEP CHAUDHURI PAN - AEOPC6208G, AADHAAR - 3810 6091 8622, son of Bikas Kusum Chaudhuri by faith Hindu, by occupation Business, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056, **4. SMT. MITRA ROY, PAN - ADJPR7476F, AADHAAR - 4850 0525 1738**, daughter of Late Harendra Kumar Roy, by faith Hindu, by occupation Business, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056 hereinafter referred to and called as the "**LANDOWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include all its respective legal heirs, executors, representatives, administrators and/or assigns) of the **ONE PART**;

AND

M/S AKASH CONSTRUCTION, a sole proprietorship firm, having its office at 40, Netaji Colony, P.O. Noapara, P.S. - Baranagar, Kolkata - 700090, represented by its proprietor **SRI ASHA MUKUL GHOSH, PAN - AJOPG7658M, AADHAAR - 2200 2936 3520**, son of Sri Kalyan Ghosh, by faith Hindu, by occupation Business, residing 265/13, G L T Road Kolkata 36 hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its

executors administrators legal representatives in office and assign) of the
OTHER PART;

WHEREAS by virtue of Decree passed in Civil Suit No. 55 of 1920, Smt. Krishna Bhabini Devi became the absolute owner of Land measuring 1 (one) bigha 6 (six) Cottahs at District 24 Parganas, Mouza Bonhooghly, J.L. no. 6, Touzi No. 3027, Khatian no. 41, Dag nos, 403, 404, 405, P.S. and Municipality Baranagar.

AND WHEREAS while the said Krishna Bhabini Devi seized and possessed the said property, she for diverse weighty reasons she sold out the said property to Arun Kumar Datta on 14.03.1944. The said Deed of Sale was registered in the Office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. 1, Volume No. 15, Pages 186 to 191 being no. 742 for the year 1944

AND WHEREAS by virtue of the said Deed of Sale, Arun Kumar Datta became the absolute owner of the said Land.

AND WHEREAS while the said Arun Kumar Datta seized and possessed the said land, he sold out the said Land on 20.01.1961 to Castings and Metal Products Pvt. Ltd. The said Deed of Conveyance was registered in the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages 102 to 106 being no. 445 of the year 1961

AND WHEREAS Castings and Metal Products Pvt. Ltd. became the absolute owner of the land measuring an area 26 Cottahs and 10 sq. ft. at Moua Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata - 700108 erstwhile Kolkata - 700035, District North 24 Parganas.

AND WHEREAS while Castings and Metal Products Pvt. Ltd. absolutely seized and possessed the said Land, the Directors of the Company mutated

the name of the Company in the records of Baranagar Municipality and government authority.

AND WHEREAS business of the company already closed long back in such situation, the Landowner hereof with an object of having more gainful utilization of the said premises now, decided to develop the said land and building and are in search of an experienced developer to carry out the construction work with all financial responsibility.

AND WHEREAS the Developer hereof is an experienced builder engaged in the field of building/ promoting and construction and upon verification, scrutiny and due searching of all relevant papers and documents relating to the lawful right, bona fide interest and marketable title of the Landowner in respect of the said premises, and having been fully satisfied with regard thereto approached the Landowner with the proposal to undertake such development work by way of constructing the multi storied building on the on the First Schedule Property as per the plan sanctioned by the Baranagar Municipality after at its own cost and the Land Owners/Vendors herein, being Interested to the Proposal of the Developer and to avoid future complications, this agreement is being executed by both parties and the Terms and Conditions are herein below recorded in writing.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:

1. That the present agreement for development shall be deemed to have commenced on and from the date of signing of this agreement, i.e. the day of, 2022 and shall continue to subsist till the next 5 years from the date of sanction of building plan of the First Schedule Property unless determined earlier in writing by either of the parties hereof in terms of the provisions of the present agreement.

2. In these presents unless there is anything repugnant to or inconsistent with the terms of this Agreement:

- 2.1. The **Landowner** shall mean the said namely **CASTINGS AND METAL PRODUCTS PVT. LTD.** and further mean and include all its administrators, legal representatives, successors in office and/or assigns as the case may be.
- 2.2. **DEVELOPER** shall mean M/S AKASH CONSTRUCTION, a sole proprietorship firm, having its office at 40, Netaji Colony, P.O. Noapara, P.S. - Baranagar, Kolkata - 700090, represented by its proprietor SRI ASHA MUKUL GHOSH and its successor or successors in office and/ or assigns.
- 2.3. The **said Premises** shall mean all that piece and parcel of land measuring 26 Cottahs and 10 sq. ft. at Mouza Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035, District North 24 Parganas and more particularly described in the Schedule written hereunder.
- 2.4. **PLAN :-** Shall mean plan of the proposed building to be sanctioned by the Baranagar Municipality for construction of a new building at Municipal Premises No. Mouza Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035, District North 24 Parganas within the limits of the Baranagar Municipality, under Ward No. 14
- 2.5. **ARCHITECT :-** shall mean the architect as may be appointed by the Developer from time to time with due approval of the Owner in writing and shall include such person or persons,

firm or firms, company or companies who shall have requisite qualification and experience for such appointment.

- 2.6. The **Building** shall mean the multistoried building so to be constructed by the Developer on the said land of the Landowner after demolishing the existing temporary structure in accordance with the sanctioned building plan of the Baranagar Municipality duly sanctioned in the name of the Landowner exclusively at the costs and expenses of the Developer.
- 2.7. The **Landowner's Allocation** shall mean entire 50 % of the Multi-Storied Building including 50% of the ultimate roof, common area, car parking space and amenities of the proposed building to be constructed at the aforesaid property to be constructed as per the plan sanctioned by the Baranagar Municipality which is particularly mentioned in the Second Schedule hereunder written along with Rs. 50,00,000/- (Rupees Fifty Lacs Only) shall be paid as a security deposit, same shall be refunded by the Landowner's at the time of taking over possession of the Landowner's Allocation.
Be it mentioned herein that the Developer's have already paid Rs. 5,00,000/- (Five Lacs) on dated 04.03.2019.
- 2.8. The Landowner's allocation is more particularly described in the Second Schedule hereunder written and will be allotted to the Landowner in a good, finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule hereunder written for its exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder out of the entire construction proposed to be made on the said First Schedule property thereof together

with undivided impartible proportionate share of ownership in the demised land hereunder written in the First Schedule.

- 2.9. **The Developer's** allocation shall mean entire 50% of the Multi-Storied Building including 50% of the ultimate roof, common area, car parking space and amenities of the proposed building and include save and except the portions allocable to the Landowner and also the common areas, the entire remaining constructed area of the building as per Building Sanction Plan of the proposed building more fully and collectively described in the Third Schedule hereunder written together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder which shall belong to the Developer and/or its nominee/s or assignee/s as aforesaid under the terms and conditions of the present Agreement for Development.
- 2.10. **Common areas and Installations** shall mean and include the corridors, staircases, passageways, landings, driveways, common lavatories, Pump, Water Reservoir, Overhead Water Tank and other installations required for the common establishment, enjoyment, maintenance and/or management of the proposed construction to be constructed according to the specification contained in Fourth Schedule hereunder including the roof and the terrace of the building and any open and covered space in the ground level of the building at the said premises.
- 2.11. It is hereby agreed by the between the parties that both the Landowner and the developer or his/its successors, legal representative, nominees and assigns shall become owners of the undivided share of premises, common areas, common

parts of the proposed building in the ratio of the constructed space owned by them.

2.12. **SPECIFICATION** - shall mean the specification and/or materials to be used for construction, erection and completion of the said New Building and/or Buildings as specified in the Second Schedule hereunder written and/or as may be recommended by the Architect from time to time.

2.13. **Tax Liabilities:** The Landowner shall liable to pay the tax of apportioned shares in respect of its allocated portions only after obtaining the delivery of the physical possession thereof from the Developer.

2.14. The Developer shall start the construction work of the proposed multistoried building within the period of Three months from the date of approval of the building plan.

3.0. **Article III : Landowner' Representation**

3.1. The Landowner is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said premises more fully and particularly described in the **FIRST SCHEDULE** hereunder written as the absolute owner thereof.

3.2. Except the Landowner and its legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the First Schedule property and/or any portion thereof.

3.3. The Landowner is fully and legally competent to enter into this development agreement.

- 3.4. The said premises is free from all encumbrances, charges, liens, lispendenses, attachment, trusts, acquisitions, requisitions whatsoever or however.
- 3.5. There is no tenant in the said premises. However, there are some unauthorized occupants outside the premises whom the Landowner shall evict at their own costs.
- 3.6. There is no temple, mosque, debottor land or burial ground on the said premises.
- 3.7. There is no excess vacant land at the First Schedule within the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendments thereto.

4.0. Article-IV: Developer's Right

- 4.1. The Landowner hereby grant, subject to what has been hereunder provided, an exclusive right to the developer to develop and to commercially exploit the said premises of the Landowner by constructing thereupon multistoried building in accordance with the building plan or plans duly sanctioned by the Baranagar Municipality in the name of the Landowner, exclusively at the costs and expenses of the Developer.
- 4.2. All lawful applications, building plans and other pages and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at his own cost and submitted by the said Developer on behalf of the Landowner. For sanction of any revised plan or plans at whatever costs, charges and expenses are required to be paid or deposited before the Baranagar Municipality In addition to the penalty for construction beyond the sanctioned plan. The Owner to bear the

penalty for construction beyond the sanctioned plan and shall pay Rs. 2,200/- per sq. ft. to the Developer for the cost of construction of the Landowner's Allocation. Other authorities shall be borne and paid by the Developer and the Landowner as per its ratio.

5.0. Article-V : Title Deeds

5.1. It is categorically agreed to between the parties hereof that all original papers relating to the ownership and marketable title of the Land owner in respect of the said premises shall remain under the custody of the Developer by virtue of this agreement and under no circumstances use the Title deed in any cause, viz lien / mortgage / deposit to any organization in whatsoever cause / reason.

6.0. Article-VII: Procedure

6.1. The Landowner shall on the day of execution of this agreement also executed one power of attorney, registered in favour of M/S AKASH CONSTRUCTION, a sole proprietorship firm, having its office at 40, Netaji Colony, P.O. Noapara, P.S. - Baranagar, Kolkata - 700090, represented by its proprietor SRI ASHA MUKUL GHOSH, to fulfill the purpose of development of the First Schedule Property of the land owner, scheduled hereunder and the contents of the said power specifically mentioned the work of developing the First Schedule property. The Landowner hereby undertakes that they should not revoke the said power of attorney until and unless the development works is completed.

6.2. For the purpose of development work and for commencement and completion of construction of the multistoried building of the First Schedule Property, the Landowner hereof simultaneously with the execution of the present agreement deliver the vacant possession of entirety of the said premises to the developer. The

developer hereof categorically undertakes to start the constructional work of the buildings on the said premises of the Landowner positively within Three Months from the date of sanctioned of the building plan

- 6.3.** For the purpose of development work the Developer have right to amalgamate the under scheduled property with adjacent plot. In that case the Owner shall not make any abjection to the same.

7.0. Article-VII: Delivery of Possession

- 7.1.** The Developer on completion of the Landowner's allocable portion in good and habitable condition in the multi storied buildings together with essential service such as uninterrupted supply of water and electricity (power) therein shall put the Landowner together with all rights in the common portions and common amenities and facilities along with all easement and quasi-easements rights within 60 months from the date Commencement of the construction.
- 7.2.** The developer and Landowner shall bear the required charges for installation of main electric meter of the buildings including the costs of installation of the transformer, if any.
- 7.3.** Subject as aforesaid, the common portions of the said building and the open spaces shall jointly belong to the developer and the Landowner in proportion to its sharing ratio.
- 7.4.** The ultimate roof of the proposed multistoried building shall exclusively be used and occupied by the Landowner and Developer. Any Third party / Purchaser shall have no rights in the ultimate roof as stated above.

7.5. The Landowner shall be entitled to an exclusive right to transfer or otherwise deal with its allocation at its own choice without any interference from or by the Developer.

7.6. The Developer shall be subject to the provision herein contained be exclusively entitled to the Developer's allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

8.0. Article VIII: Building

8.1. The Developer shall at his own costs, construct, erect and complete the multistoried building of the First Schedule Property in accordance with the said sanctioned building plan with good and standard quality materials as may be specified by the architect from time to time. However, the Developer shall be obliged at his own costs to construct, erect and complete the portion of the Landowner's allocation in the new building or buildings at the said premises with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.

8.2. The quality of the materials to be used by the developer in construction shall be certified by the architect from time to time and unless the same is certified the developer would not use the said materials.

8.3. During the period of the construction if the developer construct any portion beyond the sanctioned building plan, for regularization of such construction the costs shall be borne by the Landowner and developer proportionately.

8.4. The developer shall remain legally bound to obtain the requisite occupancy certificate from the Baranagar Municipality exclusively at its own costs and expenses and shall hand over a duly attested photocopy of the same to the Landowner for its record and reference.

8.5. The developer shall at his own costs and expenses and without creating any financial or other liability on the Landowner construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned plan and any amendment thereto on modification thereof made or caused to be made by the Developer.

8.6. All costs, charges and expenses, including Architect's fees of any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection shall be discharged by the developer and the Landowner shall bear no responsibility in this context.

9.0. Article IX : Common Restrictions

9.1. The Landowner's allocation shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation intended for the common benefits of all occupiers of the building.

9.2. The Landowner shall not use or permit to use the Landowner's allocation / developer's allocation for carrying on any obnoxious illegal and immoral trade or activity nor use the same for any purpose which may cause nuisance or hazard to the other occupiers of the building

9.3. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion

thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.

- 9.4. The parties shall abide by all laws, bye-laws, rules and regulations of the Government, Local Bodies, Statutory Authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 9.5. The respective allottee shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and flooring and ceiling etc. in each of their respective allocations in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from the consequences of any breach.
- 9.6. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and voidable any insurance of the new building or buildings or any part thereof and shall keep the developer and other occupiers of the said building harmless and indemnified from and against the consequences of any breach. (*)
- 9.7. No goods or other items / material shall be kept by the Landowner or by the developer in display or otherwise in the corridors or other places of the common use in the building and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the building and in case of any such hindrance is caused by the Developer, as the case may be shall entitled to remove the same

at the risk and cost of the other save and except the developer allotted the area for each purpose.

9.8. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building

9.9. The Landowner shall permit the developer and his servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new constructed area and/or for the purpose of pulling down maintaining repairing and laying drains, gas and water pipes and electric wires and for any such new similar purpose.

10.0. Article-X: Obligations of the Landowner

10.1. The Landowner hereby agrees and covenant with the developer not to cause any interference or hindrance in the construction by the developer unit and unless violation of any terms and conditions hereunder is made by the developer which may adversely effect the Landowner's interest.

10.2. The Landowner hereby agree and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from selling and/or disposing of any part of the developer's allocation subject to the delivery of the undisputed possession of the Landowner's allocation in good, well finished

and habitable conditions is made to the Landowner by the developer within the specified period.

10.3. The Landowner hereby agrees and covenant with the developer to pay proportionate municipal taxes, rates on and from the date of delivery of the possession of the Landowner's allocation to the Landowner by the developer.

10.4. The Landowner shall cause to be joined such person or persons as vendors as may be required by the developer in the agreement and/or sale deed that may be executed for sale and transfer of the developer allocation in favour of the intending purchaser/purchasers.

10.5. The Landowner shall actively render at all times full co-operation and assistance to the developer in the construction and completion of the proposed building of the First Schedule property and for effectuating the same and/or transfer envisaged hereunder.

10.6. Upon the developer constructing and delivering possession to the Landowner of its allocation, the Landowner shall hold the same on terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchaser/s of the buildings as laid down in this agreement.

10.7. Landowner shall not claim any shifting charge and/or alternative accommodation from the developer for directors of the Landowner presiding elsewhere

11.0. Article-XI : Obligation of the Developer

11.1. To prepare and finalize the plan of the aforesaid project for submitting the same to Baranagar Municipality within a period

of six months from the date of execution of this Agreement and the said time shall be the essence of the contract.

- 11.2.** In the sanctioned plan, it has been agreed between the parties that both the Owner and the Developer shall duly allocate at 50% each of their respective allocations floor-wise in the proposed building as mentioned hereto.
- 11.3.** Not to transfer and/or assign the benefit of this Agreement or any portion thereof without the consent in writing of the Owner.
- 11.4.** That on completion of the building, the Developer shall furnish not only the completion certificate issued by the Baranagar Municipality but also the certificate of the structural engineers of the Architect about the structural stability of the aforesaid building.
- 11.5.** The developer hereby agrees and covenants with the Landowner to complete the construction and to deliver the decent habitable possession of the Landowner's allocation to the Landowner within the period of 60 (Sixty) months from the date Commencement of the construction
- 11.6.** The developer hereby agrees and covenants with the Landowner not to violate or contravene any of the statutory provisions or rules applicable for construction
- 11.7.** The developer hereby agrees and covenants with the Landowner not to do any act deed or thing whereby the Landowner is prevented from enjoying, selling assigning and/or disposing of any of the flat/s and/or car parking spaces/s fallen under Landowner's allocation

11.8. The developer hereby agrees and covenants with the Landowner that the developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoings in respect of the said premises without any objection including obtaining the building completion / occupancy certificate from the municipality.

11.9. The security deposit paid by the developer shall be deposited in a Bank Account till the date of handing over the possession of the Landowner's Allocation.

12.0. Article-XII: Landowner's Indemnity

12.1. The Landowner hereby undertakes that the developer shall be entitled to carry out the said construction work and shall enjoy its allocation space without any interference and/or disturbance provided the developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

12.2. The Landowner hereby undertakes to keep the developer indemnified against all third party claims and action against the said premises in respect of the Landowner's allocation at the said premises on and from the date of delivery of the possession of the Landowner's allocation to the Landowner by the developer.

13.0. Article-XIII : Developer Indemnity

13.1. The developer hereby undertakes to keep the Landowner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or relating to or arising out of the construction of the said building at the said premises.

13.2. The developer hereby undertakes to keep the Landowner indemnified against all actions, suits, costs, proceedings and

claims that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter or construction and/or for any defect thereon and or for dealing with the developer's allocation as well as the Landowner's share.

14.0. Article-XIV : Miscellaneous

14.1. It is understood that from time to time to facilitate the construction by the Developer various deeds matter and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein and the Landowner hereby undertake to cooperate with the developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowner shall execute to sign all such additional applications and other documents as the case may be provided that all such act, deeds, matters and things do not in any way infringe the right of the owner and/or go against the spirit of this agreement.

14.2. Landowner shall keep all original documents relating to the said proposed development work before the developer till the date of obtaining the completion certificate from the Municipality. After getting the completion certificate the developer shall handover the same to the Association to be formed by the occupiers of the proposed multistoried building.

14.3. The developer shall frame scheme for the management and administration of the said building or buildings at the said premises and/or common part thereof. The Landowner after becoming the owners of the Landowner's allocation hereby agree to abide by all the rules and regulations of such

management/association/holding organization and hereby give its consent to abide by the same.

14.4. That after completion of the building the ultimate roof of the proposed multistoried building shall exclusively be used and occupied by the Landowner and Developer. Any Third party / Purchaser shall have no rights in the ultimate roof as stated above.

14.5. As and from the date of completion of the new building or buildings, the developer and/or his transferees and the Landowner and/or its transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax and other taxes payable in respect of its allocation.

14.6. That in case of any dispute arising in future in respect to the title of the property in that case the Owner shall settle the dispute at its own cost.

15.0. Article-XV : Arbitration

15.1. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the Arbitrators name, Shri Sudarsan Roy, Advocate.

15.2. The Arbitrator/s shall have summary power.

15.3. The Arbitrator/s shall have power to give interim award and/or direction.

15.4. The award of the arbitrator/s or umpire/s as the case may be shall be final and binding upon the parties.

16.0. Article-XVI : Force Majeure

16.1. That the Developer shall not be liable to perform its duties within stipulated time due to force majeure or any incident happens due to act of God. That the force majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, pandemic, string and/or any other act or commission beyond the reasonable control of the developer.

17.0. Article-XVII : Legal Proceedings

17.1. That the developer undertake the responsibility to defend all actions, suits and proceedings which may arise due to such development work on the said property and all costs charges and expenses to be incurred by the Developer alone subject to procedural confirmation and or consent or otherwise from the owner. That the owner shall not disagree from the legal proceeding for the betterment of the building so long as it does not hamper the Owners' interest.

18.0. Article-XXI : Jurisdiction

18.1. High Court at Calcutta and Court Subordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto, if not been decided in the Arbitration as per Arbitration and Conciliation Act, 1996 or an enactment thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 26 Cottahs and 10 sq. ft. along with 1200 Sq ft RT Shed at Mouza Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122,

B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035, District North 24 Parganas and butted and bounded as follows:-

- ON NORTH : By road leading to Haridhan Daw's Garden
 ON SOUTH : By Premises No. 117, B.T. Road, Kolkata -700108
 erstwhile Kolkata - 700035
 ON EAST : By Premises No. 121, B.T. Road, Kolkata -700108
 erstwhile Kolkata - 700035
 ON WEST : By B.T. Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Landowner' Allocation)

The **Landowner' Allocation** shall mean entire 50 % of the Multi-Storied Building to be constructed as per the plan sanctioned by the Baranagar Municipality which is particularly mentioned in the Second Schedule hereunder written along with Rs. 50,00,000/- (Rupees Fifty Lacs) shall be paid as a security deposit, same shall be refunded by the Landowner's at the time of taking over possession of the Landowner's Allocation.

Security deposit shall be paid to Land owner under following manner:-

1. Before execution of this Development Agreement on 04.03.2019 Rs 5,00,000/-
2. At the time of execution of this Development Agreement on 13.12.2022 Rs 5,00,000/-
3. After execution of this Development Agreement Rs 40,00,000/-

THE THIRD SCHEUDLE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT shall mean and include save and except the portions allocable to the Landowner and also the common areas shall mean entire 50 % of the Multi-Storied Building including 50% of the ultimate roof, common area, car parking space and amenities of the proposed building of the constructed area of the roof as per building plan in the new proposed building. Together with

undivided proportionate common rights and common portions and common amenities as per 5TH Schedule hereunder which belongs to the developer and/or its nominee/s or assignee/s as aforesaid under the terms and conditions of the present Agreement for Development.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Details of the Specification)(*)

1. Rod - T.M.T. Bar - Shyam Steel
2. Cement - Ramco/Lafarge/Ultratech
3. Bricks - 2nd Grade.
4. Stone chips - 5/8 stone.
5. Sand - Dhalai - Full coarse.
6. Gathni/Plaster - Medium coarse.
7. Floor - Tiles finish with 4" skirting. (Somany/AGL/Kajaria)
8. Door - All internal Membrane door with Sal frame / Main door TATA PRAVESH / Segun Wood Door.
9. Window - Aluminium shutter with safety grill
10. Plumbing material :
 - i. Pipe - Supreme
 - ii. Boring - 280 to 300 ft. CRI Pump - 4"/2"
 - iii. Basin, Commode, cistern, seat cover - Parryware/Somany/Jaquar (white colour)
 - iv. Sink - Zindal/Dsons (Stainless steel)
 - v. Tap - Best look Fittings (Marc/Jaquar/ Parryware)
11. Kitchen Tiles - 2'6" from Gas Table (Black Stone & Green Marble)
12. Toilet Tiles - 6' from skirting
13. Staircase & Balcony railing - Stainless Steel / Glass with steel)
14. Last roof floor Mosaic
15. Wall with Staircase - Fully Putty finish. (Asian Paints / BirlaWhite / JK)
16. Electric - Finolex Wire/Havells Wire

Modular switch

1BHK - 15pts

2BHK - 26pts

3BHK - 35pts

17. Outside colour - Putty ghola 1 coat,
Primer 1 coat
Weather coat colour (Asian Paints) 2 coat

THE FIFTH SCHEDULE REFERRED TO ABOVE

(Common portions, rights and liabilities).

1. Land under the said building described in the first schedule.
2. All side spaces, back spaces, paths, passages, drain ways in the said building.
3. General lighting of the common portions.
4. Drain and sewers from the building to the municipal connection drain and/or sewerage.
5. Stair case Landing and lift .
6. Common septic tank.
7. Common water pump.
8. Common tube well.
9. Common overhead Reservoir.
10. Water & Sewers evacuation from the pipes of the units to drain and sewerages common to the said building.

The co-owners occupiers, society or syndicate or association shall allow each other the following easements and quasi easements right privileges etc. :-

1. Right of common passage in all the common portions in each and every part of the said building including the said unit along with connection for T.C. pipes and cables, etc. to the extent necessary.
2. Right of protection of each portion of each other.

3. Absolute unfettered and unencumbered right over the common parts and common portions.
4. Such right in support of easements and appurtenance usually held acquired or enjoyed as part and parcel of the said undivided proportionate share and/or the said unit.
5. The right of or to install television antenna on the roof of the said building, including the said unit any other unit for the purpose of repairing any of the common parts, common portions or any appurtenances to any unit and/or anything comprised in any unit in all such cases giving previous notices to the co-owners affected.
6. Until and unless such time as the flat comprised in the said unit be separately assessed and/or mutated in respect of the municipal taxes or impositions the purchasers shall from the time of occupation of the said unit bear and pay such proportionate of such taxes and rates or impositions as may be deemed reasonable.
7. Apart from the amount of such municipal taxes, rates, impositions, the purchasers shall also bear and pay all other taxes and impositions including the multi storied building taxes urban land taxes if and when necessary in respect of the said building proportionately and the said unit wholly.
8. All proportionate costs of maintenances, operating, replacing with white washing, re-building, re-constructing, decorating, re-de co-rating, including the outer walls of the building and boundary walls as determined by the Association to be formed.
9. Maintenance of lift and salary of liftman / Security guard.

WITNESS WHEREOF the LANDOWNER and DEVELOPER have hereunto set and subscribed their hand and seal on the day, month and year first written.

**SIGNED, SEALED AND DELIVERED BY
THE OWNER AT KOLKATA IN PRESENCE OF
WITNESSES :**

1. Keya chandhuri
10/3 B.T. Road
P.O. - Belgaria
KOL - 700056

For Castings & Metal Products Private Ltd.

T. Chaudhuri
Director

For Castings & Metal Products Private Ltd.

Soumyadeep Chaudhuri
Director

For Castings & Metal Products Private Ltd.

Soudeep Chaudhuri
Director

For Castings & Metal Products Private Ltd.

Mitra Roy
Director

2. Sreya Ghosh,
265/13, Gopal Lal Tagore Road
Nabapally,
KOL - 700036

**SIGNED, SEALED AND DELIVERED BY
THE DEVELOPER AT KOLKATA IN PRESENCE OF
WITNESSES.**

1. Keya chandhuri

2. Sreya Ghosh.

AKASH CONSTRUCTION

Ash. Mokul Ghosh

Proprietor

DRAFTED BY

Sudarsan Roy

SUDARSAN ROY
ADVOCATE WB.643/1995
HIGH COURT, CALCUTTA

RECEIVED from the DEVELOPER a sum **Total Rs. 10,00,000/- (TEN)** only as per agreement .

MEMO OF CONSIDERATION

SL no	Date	BANK AND DRAFT	Amount Rs
1	01/03/19	U B I draft no 601139	2,50,000/-
2	01/03/19	U B I draft no 601140	2,50,000/-
3	12/12/22	BANDHAM Draft No 016395 Bank	5,00,000/-
Total			10,00,000/-

For Castings & Metal Products Private Ltd.

S. Chaudhuri
Director

(Rupees Ten lac only)

WITNESS:-

1) Keya chaudhuri

For Castings & Metal Products Private Ltd.

Soumyadeep Chaudhuri
Director

For Castings & Metal Products Private Ltd.

Souadeep Chaudhuri
Director

2) Sreeya Ghosh .

For Castings & Metal Products Private Ltd.

Mittra Roy
Director

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



S. Chaudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Suryadeep Chaudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Suryadeep Chaudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



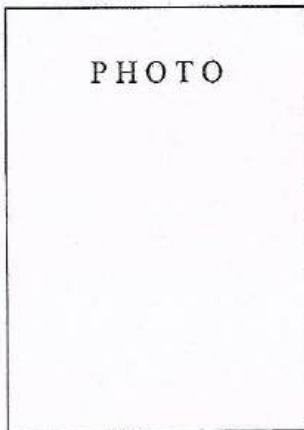
Meera Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

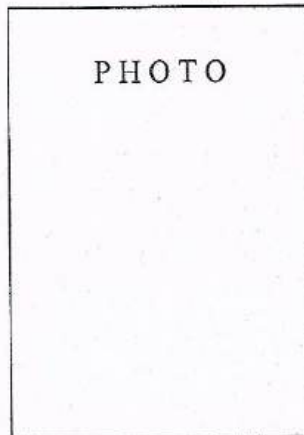
SPECIMEN FORM FOR TEN FINGERPRINTS



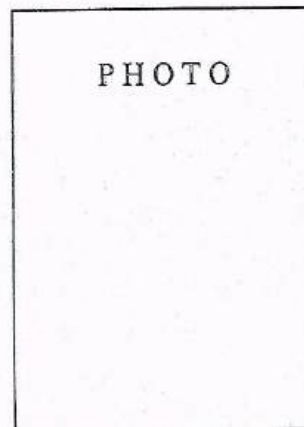
Ashe Mukul Ghosh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

No :	I-1506-16048/2022	Date of Registration	14/12/2022
ery No / Year	1506-2003471395/2022	Office where deed is registered	
ery Date	08/12/2022 4:53:04 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sujit Kar Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9330842405, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 11,56,53,975/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 10,021/- (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:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 122, JI No: 0, Pin Code : 700108

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-403	RS-41	Bastu	Bastu	10 Katha 10 Sq Ft	1/-	4,43,95,575/-	Property is on Road Adjacent to Metal Road,
L2	RS-404	RS-41	Bastu	Bastu	8 Katha	1/-	3,54,67,200/-	Property is on Road Adjacent to Metal Road,
L3	RS-405	RS-41	Bastu	Bastu	8 Katha	1/-	3,54,67,200/-	Property is on Road Adjacent to Metal Road,
TOTAL :					42.9229Dec	3 /-	1153,29,975 /-	
Grand Total :					42.9229Dec	3 /-	1153,29,975 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1200 Sq Ft.	1/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	3,24,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

CASTINGS AND METAL PRODUCTS PVT LTD

122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108
 PAN No.:: aaxxxxxx1f, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative,
 Executed by: Representative

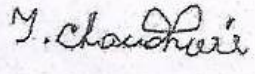
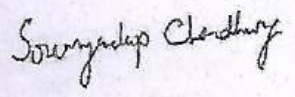
Developer Details :

Name, Address, Photo, Finger print and Signature

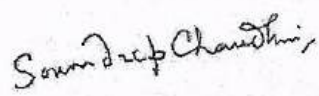
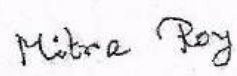
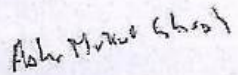
1 Akash Construction
 40, Netaji Colony, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:-
 700090 , PAN No.:: ajxxxxxx8m, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by:
 Representative

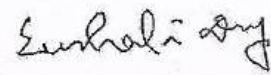
Representative Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Smt Tapasree Chaudhuri Daughter of Late Harendra Kumar Roy Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:40PM	 LTI 14/12/2022	 14/12/2022
	5N, Ram Mohan Mallick Garden Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx5l, Aadhaar No: 62xxxxxxxx9462 Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)			
2	Mr Soumyadeep Chaudhury Son of Mr Bikas Kusum Chaudhury Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:44PM	 LTI 14/12/2022	 14/12/2022

Mohan Mallick Garden Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1a, Aadhaar No: 78xxxxxxxx8898 Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)

Name	Photo	Finger Print	Signature
Mr Souradeep Chaudhuri Son of Mr Bikas Kusum Chaudhuri Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:43PM	 LTI 14/12/2022	 14/12/2022
10/3, B T Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx8g, Aadhaar No: 38xxxxxxxx8622 Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)			
4 Smt Mitra Roy Daughter of Late Harendra Kumar Roy Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:38PM	 LTI 14/12/2022	 14/12/2022
10/3, B T Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx6f, Aadhaar No: 48xxxxxxxx1738 Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)			
5 Mr Asha Mukul Ghosh (Presentant) Son of Mr Kalyan Ghosh Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:42PM	 LTI 14/12/2022	 14/12/2022
265/13, G L T Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx8m, Aadhaar No: 22xxxxxxxx3520 Status : Representative, Representative of : Akash Construction (as Proprietor)			

Details :	Photo	Finger Print	Signature
Sunil Dey Nagar, City:- , P.O:- Noapara, Nagar, District:-North 24- West Bengal, India, PIN:-			
Identifier Of Smt Tapasree Chaudhuri, Mr Soumyadeep Chaudhuri, Mr Souradeep Chaudhuri, Smt Mitra Roy, Mr Asha Mukul Ghosh	14/12/2022	14/12/2022	14/12/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-16.5229 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-13.2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-13.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 122, JI No: 0, Pin Code : 700108

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 403, RS Khatian No:- 41		
L2	RS Plot No:- 404, RS Khatian No:- 41		
L3	RS Plot No:- 405, RS Khatian No:- 41		

Endorsement For Deed Number : I - 150616048 / 2022

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 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12:08 hrs on 14-12-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Asha Mukul Ghosh .

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 11,56,53,975/-

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

Execution is admitted on 14-12-2022 by Smt Tapasree Chaudhuri, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr Susanta Dey, , , Son of Late Sunil Dey, 40, Subhas Nagar, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 14-12-2022 by Mr Soumyadeep Chaudhury, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr Susanta Dey, , , Son of Late Sunil Dey, 40, Subhas Nagar, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 14-12-2022 by Mr Souradeep Chaudhuri, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr Susanta Dey, , , Son of Late Sunil Dey, 40, Subhas Nagar, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 14-12-2022 by Smt Mitra Roy, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr Susanta Dey, , , Son of Late Sunil Dey, 40, Subhas Nagar, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 14-12-2022 by Mr Asha Mukul Ghosh, Proprietor, Akash Construction (Solé Proprietorship), 40, Netaji Colony, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indetified by Mr Susanta Dey, , , Son of Late Sunil Dey, 40, Subhas Nagar, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021.00/- (B = Rs 10,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2022 2:01PM with Govt. Ref. No: 192022230208749291 on 09-12-2022, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6203164 on 09-12-2022, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs

00/-, by online = Rs 74,921/-

cription of Stamp

Stamp: Type: Impressed, Serial no 319578, Amount: Rs.100.00/-, Date of Purchase: 21/09/2022, Vendor name: S

batterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/12/2022 2:01PM with Govt. Ref. No: 192022230208749291 on 09-12-2022, Amount Rs: 74,921/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKV6203164 on 09-12-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 540843 to 540880
being No 150616048 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.12.15 11:34:09 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/12/15 11:34:09 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

DATE:

DEVELOPMENT AGREEMENT

BETWEEN

CASTINGS AND METAL PRODUCTS PVT.LTD

LAND OWNERS

AND

AKASH CONSTRUCTION

DEVELOPER

