

DATED THIS THE 10TH DAY OF AUGUST, 2023.

B E T W E E N

DR. CHANDAN BANERJEE
...OWNER/ FIRST PART

A N D

SRI SHYAMAL DHAR
DIRECTOR OF
SREMON CONSTRUCTION PVT. LTD.
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633

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

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Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 AUG 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 10th day of August, Two Thousand Twenty Three (2023).

BETWEEN

DR. CHANDAN BANERJEE, son of Late Amiya Ranjan Banerjee, PAN No. AEJPB0637B, AADHAAR No. 3598 6342 6234,

Contd..P/2.

ক্রমিক নং ২২০ তারিখ ৬/৭/২২

মুদ্রা : ১০৭
MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA

ক্রেতা :
ঠিকানা :
ভেঙার : *Ranjit*

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেঙার
কাশিপুর দমদম এ. ডি. এস. আর. অফিস
বি

ভেঙারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যারাকপুর

টি ভি নং :

স্ট্যাম্প খরিদের তারিখ

এ টি.ভি. নং নোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে।

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Shyamul

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For Sremon Construction Pvt. Ltd.

Shyamul
Director



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Chandan

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Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

10 AUG 2023

Identified by me

Alex
S/o. Krishna Mohan
32, Vinayaknagar
Belghoria, No. 56.

(2)

Voter Identity Card No. WB/20/139/342987, by Religion-Hindu, by Occupation - Medical Practitioner, by Nationality - Indian, residing at 138, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, hereinafter called the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SREMON CONSTRUCTION (PVT) LTD., a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAECs8670H**, having its registered office at Premises No.92, Bangur Avenue, Block - 'B', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by its Director namely **SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, **PAN No. ADOPD6771E, AADHAAR No. 3920 1805 0334, Voter Identity Card No. WB/20/139/342791**, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at 165/1, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, hereinafter called the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include its successor-in-office, legal representatives and assigns) of the **SECOND PART.**

The Owner and the Developer are herinafter singly referred to as "Party" and jointly as "Parties".

WHEREAS by an Indenture, dated 13th day of March, 1959, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 38, at Pages 128 to 135, and numbered as Deed No. 2016 for the year 1959, one Smt.

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Abharani Dutta, purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A', thereunder written, from The Amalgamated Development Limited, described therein as the Vendor, at and for the consideration as mentioned therein.

AND WHEREAS by an Indenture, dated 05th day of July, 1966, registered at the office of the District Registrar 24-Parganas, and recorded in Book No. I, Volume No. 90, at Pages 17 to 26, and as Deed No. 3732 for the year 1966, one Sri Amiya Ranjan Banerjee, purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A', thereunder written, from Smt. Abharani Dutta, described therein as the Vendor, at and for the

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consideration as mentioned therein and thereafter the said Amiya Ranjan Banerjee, constructed a three storied dwelling house upon the said land.

AND WHEREAS the said Amiya Ranjan Banerjee, being a Testator, during his life time made and published his Last Will and Testament dated 23rd day of December, 1992, whereby and whereunder the said Amiya Ranjan Banerjee, inter-alia gave, devised and bequeathed ALL THAT three storied dwelling house togetherwith piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described the land in question in the Schedule - 'A', in the Indenture dated 05th day of July, 1966 purchased by the said Amiya Ranjan Banerjee and morefully described in the said WILL, in favour of the his son namely, **DR. CHANDAN BANERJEE**, as the sole beneficiary in respect thereof and the said Amiya Ranjan Banerjee, also appointed his son namely **DR. CHANDAN BANERJEE**, and his son-in-law namely, **KISHORE SHANKAR BANDOPADHYAY**, as a executors therein.

AND WHEREAS the said Amiya Ranjan Banerjee, since deceased, died testate on the 18th day of June, 2009. After the death of Amiya Ranjan Banerjee, one of the executors in the Last WILL and Testament of Amiya Ranjan Banerjee, since deceased, dated 23rd day of December, 1992, **DR. CHANDAN BANERJEE** filed

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an application for grant of Probate of the said Will before the Hon'ble High Court Calcutta (Testamentary and Intestate Jurisdiction) being PLA No.4 of 2010, as the other named executor Sri Kishore Shankar Banerjee refused to act as such. During the pendency of the Probate proceedings the wife of the Testator namely Bharati Banerjee died on 03rd day of January, 2014.

AND WHEREAS Probate of the said Last Will and Testament of the said Amiya Ranjan Banerjee, since deceased, was granted in favour of the said **DR. CHANDAN BANERJEE**, by the Hon'ble High Court at Calcutta granted on 20th day of March, 2017 and issued on 18th day of September, 2017.

AND WHEREAS by a registered Deed of Assent dated 04th day of April, 2019, registered at the office of the Additional registrar of Assurances - II, Kolkata, and recoded in Book No. I, Volume No. 1902-2019, at Pages 48032 to 48045, as Deed No. 190201312 for the year 2019, the said **DR. CHANDAN BANERJEE**, as the executor/administrator to the Estate of Amiya Ranjan Banerjee, since deceased, assented to the legacy in the last will and testament of the said Amiya Ranjan Banerjee, dated 23rd day of December, 1992 by discharge his liabilities to the said **DR. CHANDAN BANERJEE**, as a Beneficiary the said property, morefully described in the schedule to the said Deed of Assent, in terms of the said last will and testament of Amiya Ranjan Banerjee, since deceased.

AND WHEREAS by virtue of a grant of Probate as well as the Deed of Assent the said **DR. CHANDAN BANERJEE**, became sole and absolute owner and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks

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06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, togetherwith the three storied building standing thereon measuring an area 4670 (four thousand six hundred seventy) square feet more or less, of which 1450 (one thousand five hundred fifty) square feet more or less, is situated on the Ground Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the First Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor (Cemented finished); lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town (formerly Dum Dum), in Mouza - Shyamnagar (formerly Krishnapur), J.L. No.32/20 (formerly 17), Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described in the Schedule thereunder written, with clear complete and perfect title in the true sense of the term.

AND WHEREAS after obtaining the said property, Dr. Chandan Banerjee, duly amalgamated and mutated his property and registered his name in the records of the South Dum Dum Municipality and obtained a single Municipal Premises No. 138 (formerly 138 and 139), Bangur Avenue, Block - A, Kolkata - 700055, being Municipal Holding No. 223 (formerly 164), Bangur Avenue, Block - A, Ward No. 29.

AND WHEREAS the said Dr. Chandan Banerjee, became the sole and absolute Owner, being the property ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, togetherwith the three storied building standing thereon measuring

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an area 4670 (four thousand six hundred seventy) square feet more or less, of which 1450 (one thousand five hundred fifty) square feet more or less, is situated on the Ground Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the First Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor (Cemented finished); lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, hereinafter called the said **'PROPERTY'**, morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owner herein, is desirous of developing the said property by demolishing the existing structure and constructing a new structure, and the Developer herein, has approached the Owner herein proposing to construct G+9 storeyed building on the said premises after demolishing the existing structure upon the said premises, at the own cost and expenses of the Developer, and the Owner herein accepted the proposal of the Developer and agreed to authorise the Developer to develop the said premises, more fully and particularly described in the First Schedule hereunder written, in accordance with sanctioned of the building plan issued by the South Dum Dum Municipality in consideration of the Developer agreeing to make over to the Owner herein the Owner's Allocation morefully described hereunder.

AND WHEREAS the Owner herein, declares that the said property more fully and particularly described in the First Schedule hereunder written, is free from all sorts of encumbrances, debts, liabilities, claims, demands, liens, charges, trusts, mortgage,

attachments, lis-pendens, etc., whatsoever, in all respect, and there is no notice in existence respecting the said property from any Governmental, or Semi-Governmental Authorities or statutory or any other authorities, and the Owner further declares that he neither executed any instrument/documents in favour of any third party, nor mortgaged the property to any financial institution nor there is any pending litigation as on date of execution of these presents against the property, more fully and particularly described in the First Schedule hereunder written.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES and it is hereby agreed by and between the parties hereto, as follows: -

ARTICLE - I : DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents: -

1. **OWNER** shall mean **DR. CHANDAN BANERJEE**, son of Late Amiya Ranjan Banerjee, **PAN No. AEJPB0637B, AADHAAR No. 3598 6342 6234, Voter Identity Card No. WB/20/139/342987**, by Religion-Hindu, by Occupation - Medical Practitioner, by Nationality - Indian, residing at 138, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas.
2. **DEVELOPER** shall mean **SREMON CONSTRUCTION (PVT) LTD**, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAECs8670H**, having its registered office at Premises No.92, Bangur Avenue, Block - 'B', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by its Director namely **SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, **PAN No. ADOPD6771E, AADHAAR No. 3920 1805 0334, Voter Identity Card No. WB/20/139/342791**, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at

165/1, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas.

3. **SAID LAND** shall mean the lands, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
4. **ARCHITECT(S)** shall mean the Architect(s) to be appointed by the Developer, or such other Architect(s) during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
5. **BUILDING/PREMISES** shall mean G+9 storeyed building to be constructed upon the said lands in accordance with the building plan to be sanctioned by the South Dum Dum Municipality with all its variations, more fully and particularly described in the **SECOND SCHEDULE** hereunder written.
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the **FIFTH SCHEDULE** hereunder written.
7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean the plan vide No. 876 dated 25th day of November, 2022, issued by the South Dum Dum Municipality.
9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for

effecting transfer inter alia of flats/units in the G+9 storeyed building to be constructed under the project and inter alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.

10. **TRANSFEREES/PURCHASERS** shall mean the purchaser to whom any flats, Car Parking Spaces, Shops and Commercial Spaces and/or other space or spaces in the said building will be transferred.
11. **UNITS** shall mean flats, carparking, shops, semi-commercial and commercial spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE - II: OWNERS' SHARE and ALLOCATION

OWNERS' SHARE and ALLOCATION shall mean that Owner will get flats, carparking spaces, Commercial Space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under: -

- a) One Garage No. 3, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- b) One Garage No. 4, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- c) One Commercial Space, on the Ground floor, measuring an area 250 (two hundred fifty) square feet, more or less; consisting of one Room and One Toilet.
- d) Entire Sixth Floor, consisting of two flats being Flat No.6A and Flat No.6B.

The aforesaid flats, Car Parking Space and commercial spaces, hereinafter called the Owners' allocation, morefully and particularly

described in the **THIRD SCHEDULE** hereunder written, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block-'A', Kolkata-700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S. Dag No. 1312, 1320 under C.S Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereunder written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, upon which the said G+9 storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written, save and except the developer's allocation mentioned hereunder.

ARTICLE - III: DEVELOPER'S SHARE and ALLOCATION

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will get flats, commercial space, shops, carparking spaces and other space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under:

- a) Twelve nos. of Garages being Garage Nos. 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 all on the Ground Floor.
- b) Entire First Floor, consisting of two flats being Flat No.1A and Flat No.1B.
- c) Entire Second Floor, consisting of two flats being Flat No.2A and Flat No.2B.

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- d) Entire Third Floor, consisting of two flats being Flat No.3A and Flat No.3B.
- e) Entire Fourth Floor, consisting of two flats being Flat No.4A and Flat No.4B.
- f) Entire Fifth Floor, consisting of two flats being Flat No.5A and Flat No.5B.
- g) Entire Seventh Floor, consisting of two flats being Flat No.7A and Flat No.7B.
- h) Entire Eighth Floor, consisting of two flats being Flat No.8A and Flat No.8B.
- i) Entire Ninth Floor, consisting of two flats being Flat No.9A and Flat No.9B.

The aforesaid flats, commercial spaces, Car Parking Space, Shops and other spaces, hereinafter called the developer's allocation, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S. Dag No. 1312, 1320 under C.S Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereunder written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, upon which the said G+9 storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH**

SCHEDULE hereunder written, save and except the owner's allocation mentioned above.

In consideration of the Developer making over to the Owner the Owner's Allocation as described in Article - II, hereinabove and the share or part in the super built up areas within the building as attributable to the Owner's Allocation morefully described in Article - II hereof, together with the proportionate share in the land attributable to the Owner's Allocation morefully described in ARTICLE - II hereof, the Owner doth hereby grant exclusive right to the Developer to construct at its own cost and expenses, as agreed, a G+9 storeyed Building on the said plot of land, more fully and particularly described in the **SECOND SCHEDULE** hereunder written, and grants exclusive right to the Developer herein to Transfer the Developer's Allocation only within its allocation to the intending purchaser or purchasers to be selected by the Developer herein without any reference to and/or objection from the Owner.

ARTICLE-IV: BUILDING CONSTRUCTION DETAILS

1. The Developer, as agreed, shall at its own cost and expenses construct at the said premises a G+9 storeyed building according to the specifications mentioned in the **EIGHTH SCHEDULE** hereunder written, in accordance with the building plan, as aforesaid, sanctioned by the South Dum Dum Municipality, in compliance with all Municipal Rules, Regulations, Formalities and Provisions. The building to be constructed shall be made of standard quality building materials and workmanship, without using sub-standard materials, and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.
2. Subject to approval of the Developer, and that of qualified Architect(s) as shall be engaged by the developer for

construction of the building under the project, such building materials being approved by the developer, the approval thereof by the developer's architect shall be final and binding on the parties. But before submitting of the sanction plan to the municipal authority the Owner will verify the plan which will be prepared by the developer. Any of such materials, however, shall not be of low or inferior quality the use whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user for application of substandard building materials, if necessary, the Owners' architect may give approval thereto for time to time.

3. The Developer shall install and erect in the said G+9 storeyed building at its own cost and expenses, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing flats, car-parking and other spaces to be constructed in connection with the same being permitted by the concerned Municipality.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owner, shall construct and complete the proposed G+9 storeyed building upon the said land, more fully and particularly described in the FIRST SCHEDULE hereunder written.

ARTICLE - V: NON-REFUNDABLE AMOUNT

That save and except the Owners' Allocation in the proposed building as mentioned above, the Developer herein, has agreed to pay a non-refundable sum amounting to Rs.4,80,00,000/- (Rupees four crore eighty lakh) only to the Owner herein, against the Owner having agreed to entrust and give permission to the Developer to develop the said land, more fully and particularly described in the FIRST SCHEDULE hereunder written, by constructing the proposed G+9

storeyed building thereon and authorizing and conferring upon the Developer rights, powers, benefits and privileges as enjoyed by the Owner herein, and the developer herein has agreed to pay the said amount in the mode and manner as follows :

- a) Rs. 1,25,00,000/- (Rupees one crore twenty five lakh) only will be paid at the time of execution of this Agreement.
- b) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after three months from the date of commencement of construction of the said building.
- c) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after six months from the date of commencement of construction of the said building.
- d) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after nine months from the date of commencement of construction of the said building.
- e) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after twelve months from the date of commencement of construction of the said building.
- f) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after fifteen months from the date of commencement of construction of the said building.
- g) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after eighteen months from the date of commencement of construction of the said building.
- h) Rs. 45,00,000/- (Rupees forty five lakh) only will be paid after twenty one months from the date of commencement of construction of the said building.
- i) Rs. 40,00,000/- (Rupees forty lakh) only will be paid after twenty four months from the date of commencement of construction of the said building.

and the Owner herein do admit and acknowledge the receipt of the same, by the memo of consideration hereunder written.

ARTICLE- VI: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner not to transfer or assign the benefits of this Agreement or any part hereof, to any third party, without the consent in writing from the Owner. However, no consent shall be required from the Owner on the part of the Developer to transfer and assign the benefit of the Developer's allocation as mentioned above to the intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owner not to do any act, deed, or thing, which may preclude the Owner from enjoying or selling/assigning, and/or disposing of any of the portions falling within the Owners' allocation in the said building.
3. That the Developer hereby declares that the proposed G+9 Storeyed building shall be completed within **32 (thirty two)** months from the date of handing over the vacant peaceful possession by the owner to the Developer, and in the event of any unavoidable circumstances, such time period shall be extended by another **04 (four) months**, without any penal implications on the Developer, therefrom i.e.; a total period of **36 (thirty-six) months** as a whole, will be taken for complete construction and development of the proposed G+9 storeyed building on the said land.
4. The Developer hereby agrees and covenants with the Owner that in the event of any damage or injury arising out of any accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons, whatsoever, or causing any harm to the property during the course of construction of the G+9 storeyed building under the development project, the Developer shall have the sole responsibility and liability therefor, and Developer shall keep the

Owner, their estate and effects, safe and harmless, and the Developer agrees to pay all such claims, damages, rights and actions in respect of such eventualities, without claiming reimbursement from the Owner therefor.

5. The Developer hereby agrees and covenants with the Owner that the Owner shall not be responsible for any Income tax/ GST and any other taxes to the concerned authority in respect of the Developer's allocation in the proposed building and non-payment of such taxes by the Developer shall not affect the property of Owners' Allocation.
6. The Developer herein agrees to hand-over and deliver the portion under Owners' allocation before delivering possession of any other portions by the Developer to other intending purchaser(s), the Owner having the right of the first instance in such respect, provided, however, that upon completion of the building in every details and upon notice as shall be issued by the Developer requiring the Owner to take delivery of possession of their allocations, if for any reason the Owner fails to do so within thirty days from the date of receipt of such notice, the same shall not stand as a bar to the Developer, delivering of the portion within its allocation or any part thereof, unto others according to its will or to dispose of any portion out of its allocations to any intending purchaser or purchasers thereof.
7. The Developer shall provide the Owner with an alternative accommodation of one flat measuring an area 1800 (one thousand eight hundred) square feet more or less, at the cost and expenses of the Developer during the course of such construction, within the close vicinity of the said development and construction project undertaken hereby the Developer herein. The Owner shall be entitled to use and occupy the said alternative accomodation, till the completion of construction

is complete in all respects and handing over of possession of the entire Owner's Allocation by the Developer to the Owner. Till such time that the Developer hands over possession of the Owners' Allocation, to the Owner, the cost of such accommodation including any rent and other allied charges (excluding electricity consumed thereat) shall be borne by the Developer. If and in case it is found that the alternative area is not sufficient for the storage of furniture and articles of the Owner, then and in that event the Developer shall arrange another storage space for the same at the cost of the Developer. The Developer shall also arrange for a garage for the Owner at the cost of the Developer during the period of Development for the use and occupation of the Owner parking his car.

8. The Developer shall obtain and handover the Completion Certificate to the Owner, at the cost and expenses of the developer.
9. The Developer hereby agrees and covenants with the Owner, that in case of any deviation in respect of the construction within the building, the developer shall be liable and/or responsible for payment of any charges, assesses, fines, whatsoever, imposed by the municipal authority, and the Owner herein shall have no liability and/or responsibility for the same.
10. The Developer herein agrees and covenants with the Owner, that subject to full co-operation of Owner, the Developer shall submit the building plan, at its own cost and expenses, before the concerned Municipal Authority, appropriate Government bodies and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer agrees to comply with all the formalities required

for all changes to be made for the building plan being required by the South Dum Dum Municipality, and other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanctions, permissions, clearances, or approvals, as aforesaid.

11. If and in case the developer fails to complete and/or handover the Owners' allocation in the building within total 36 (thirty-six) months including the 04 (four) months of grace period as aforementioned, in that event, the Developer shall be liable to pay compensation of Rs. 50,000/- (Rupees fifty thousand) only, per month, to the owner till handing over the Owners' Allocation.
12. The Developer herein agrees and covenants with the Owner, that if any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses, on behalf of the Owner, and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications, would not prejudice the Owner in any manner whatsoever, and the said cost and expenses shall not be adjusted with the area of Owners' Allocation (supra), in any manner whatsoever.
13. That simultaneously with the execution hereof the Owner handover all the original Title Deeds to the Developer and the Developer has received and acknowledged the same and the Developer undertakes to the owner, that the Developer shall not deposit the Original Title Deeds of the said property with any bank, or any financial institution for obtaining loan for the purpose of development of the said property and that the Owner shall have every right any time hereafter, to inspect the said

Original Title Deeds as and when required by the Owner.

ARTICLE - VII: OWNERS' OBLIGATIONS

1. The Owners' shall pay all outstanding dues payable in respect of the said land till the date of execution of these presents or handing over of the land whichever is later, however, the developer shall pay and/or clear up all Municipal tax and other taxes and rent relating to the First Schedule property during course of such construction and till the date of delivery of possession of the Owners' in their respective constructed area.
2. The Owner shall deliver vacant and peaceful possession of the said property, more fully and particularly described in the FIRST SCHEDULE hereunder written, to the developer herein, within 03(three) months from the date of execution hereof.
3. The Owner has agreed to sign, if required, modification or revised building plan prepared by the Architect(s) appointed by the Developer for submission to the South Dum Dum Municipality for necessary sanction thereof. The Owner shall authorise the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan by executing necessary Power of Attorney or any indenture relating to the same in favour of the Developer.
4. Subject to the preceding clauses the Owner, hereby grants exclusive right to the Developer to construct, erect and complete the proposed G+9-Storeyed building on the said land in accordance with the building plan to be sanctioned for construction of the building under the project by the concerned Municipal Authority.
5. The Owner herein agrees and covenants with the Developer, to execute a registered Power of Attorney authorising the Developer herein to appoint Architect(s), Labour(s), and to

obtain electricity from the CESC and Water, Sewerage, Drainage from the South Dum Dum Municipality, and, to sign any agreement for sale, deed of conveyance or conveyances, and/or deeds for transfer of the Developer's allocation within the building, or any part thereof, to the intending purchaser or purchasers, who shall be nominated by the developer herein.

6. The Owner herein agrees and covenants with the Developer not to cause any interference or hindrance to the construction work of the said building by the developer on the said plot of land.
7. The Owner herein agrees and covenants with the Developer, not to sale, let out, grant, lease, mortgage, charge or whatsoever, the said plot of land or any portion thereof, during subsistence of the present agreement.
8. The Owner agrees with the Developer, that during the continuance of this agreement Owner shall not enter into any Development or Sale agreement with any third party in respect of the said land or any portion thereof.
9. The Owner agrees with the Developer, that the Owner shall not be entitled to claim any additional area of the Developer's allocated portion, mentioned in Article III, nor shall be entitled to claim any share in the amount of sale proceeds from the intending purchaser or purchasers of the Developer's allocation or any portions thereof, as may be received by the Developer as constituted Attorney of the Owner herein.
10. The Owner agrees with the Developer, that the developer shall be entitled to enter into any agreement for sale in respect of Developer's allocation to different prospective purchasers thereof, and to sell out portions thereunder in the shape of flats to the prospective purchasers, against such monetary consideration which shall be determined exclusively by the Developer, and in such matters and in the matter, of receipt

of advance bookings and/or earnest monies from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer, and the Owner will not interfere in any manner whatsoever.

11. The Owner agrees with the Developer, that their constituted attorney shall execute agreement or agreements for sale, and cause to register proper Deed or Deeds of conveyance for sale of the developer's allocation or any part thereof, in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.
12. The Owner herein with the execution hereof, agreed to handover all Original of documents relating to the land more fully and particularly described in the First Schedule hereunder written, to the developer herein.

ARTICLE - VIII: DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive right, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the South Dum Dum Municipality.
2. The Developer shall be entitled to erect and/or construct the proposed building with right to transfer or otherwise deal with or dispose of their allocation or portions thereof, and the Owner shall not in any way interfere with or disturb, the quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
3. The Developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in newspapers and other advertising media for making the project known to the public and the parties herein, and the parties have jointly decided that the name of the building to be constructed on the said property shall be **"HIMANI VILLA"**.

4. The Developer shall be entitled to sign and execute enter into any agreement for sale and any deed of conveyance with the intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats and/or car parking space etc., settling terms therefor with the prospective buyers therefor to sell their allotted portion together with undivided proportionate share in the lands below the same to the said intending buyers subject to requirements by the developer and constituted attorney on behalf of the Owner herein shall also execute agreement or agreements for sale, and cause to register proper Deed or Deeds of conveyance for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.
5. The Developer shall also be entitled to accept money or monies by way of consideration price of the said flats/units from the prospective buyers in respect of Developer's allocated portion, and/or share in the said proposed building with Flats and Carparking spaces as referred to as saleable area, and can issue receipt in their name or on behalf of their firm name acknowledging such receipts in terms of this agreement without making the Owner liable or accountable for the same at any point of time.

ARTICLE - IX: OWNERS' RIGHTS

1. The Developer agrees with the Owner, that the Owners' after receiving their allocation as per Article II (supra), shall have full right, and be entitled, to enter into any agreement for sale in respect of Owners' allocations to different prospective purchasers thereof, if any, and to sell out portions thereunder,

in the shape of flats to the prospective purchasers, against such monetary consideration which shall be determined solely by the Owner, and in such matters and in the matter, of receipt of bookings and/or earnest monies from the intending buyers of any portion within the Owners' Allocation or of different portions within the Owner's Allocation, and the Developer will not interfere in any manner whatsoever, and shall not be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Owners' allocation or portions thereof as may be received by the Owner herein.

ARTICLE - X: MISCELLANEOUS CLAUSE

1. It is understood that from time to time to facilitate the construction of the building by the Developer various lawful deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein or in the Power of Attorney.
2. All flat Owner shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereof, and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to watchman(s) and sweepers, common electricity bills as against illumination of common passages, running of pump, operating of and repairs of sanitary installation, plumbing, pump, etc., and white wash, and other items required for due maintenance of the building and/or common services.

3. That the Owner covenants with the Developer that the Developer shall have the right to obtain project credit from any financial institution for construction and development purpose within the allocation of Developer, save and except the Owners' Allocation, as mentioned above.

ARTICLE - XI: DISPUTE RESOLUTION & JURISDICTION

1. The parties hereto have agreed to amicably settle and/or resolve any dispute or differences, which may arise out of these presents between themselves. But in the event of any dispute whatsoever, incapable of being resolved by the parties hereto or their nominee or representatives, with regard to the construction, meaning, purport, and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction, shall be referred to and resolved by, a sole arbitrator, as per the Arbitration and Conciliation Act, 1996 and Rules, including its statutory modifications or enactments, for the time being in force. The sole place of such arbitration shall be within the local limits of Kolkata and the arbitral proceedings shall be conducted in English Language only.
2. Courts within whose local limits the property is situated shall only have the jurisdiction to entertain the matter arising herefrom.

ARTICLE - XII: OWNERS' INDEMNITY

The Owner herein undertake that the Developer shall be entitled to the said constructions and shall enjoy their respective allocation without any interference or disturbance, provided the Developer performs, observes, and fulfils all the terms and conditions herein contained, and/or on their part to be observed, performed and/or fulfilled by the developer.

ARTICLE - XIII: DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes not to make the Owner liable for and to compensate him for and/or against all third party's claims and actions arising out of any part of the act or omission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise out of the Owner and/or Developer's allocation with regard to the Development of the building and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE- XIV: FORCE MAJEURE

1. That the Developer shall not be held liable for non-performance of any obligation(s) and/or duty(s) to which he is bound as per this agreement, due to any event(s) of Force Majeure and that during the continuance of such a event such obligation(s) and/or duty(s) shall be held in abeyance.

EXPLANATION:

'FORCE MAJEURE' - shall mean any event thwarting the performance of any or all of its obligations under this Indenture, which arises from or is attributable to unforeseen acts, occurrences, events, omissions or accidents which are beyond the reasonable control of a prudent man and includes flood, tempest fire, earthquake, explosion, pandemic, epidemic or any other natural disaster, war, riot, terrorist actions, civil commotions, lockdown order and any legislation, regulation, rules or orders, materially affecting the performance of the obligation(s).

2. That if the developer is unable to perform his obligation(s) and/or duty(s) due to force majeure, he shall intimate the same specifying the reasons to the Owners in form of a written communication

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S./R.S./L.R. Dag No. 1312 under C.S./R.S. Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S./R.S./L.R. Dag No. 1320 under C.S./R.S. Khatian No. 783, togetherwith three storied building standing thereon measuring an area 4670 (four thousand six hundred seventy) square feet more or less, in the forms of - measuring an area 1450 (one thousand five hundred fifty) square feet more or less, on the Ground Floor (Cemented finished); measuring an area 1610 (one thousand six hundred ten) square feet more or less, on the First Floor (Cemented finished); measuring an area 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor (Cemented finished); lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH	:	By Partly Plot Nos. 131, 132, 133.
ON THE SOUTH	:	By 40' feet wide road.
ON THE EAST	:	By Plot No. 137.
ON THE WEST	:	By plot No. 140.

All of Bangur Avenue, Block - A.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed G+9 storeyed brick- built, messuage tenement hereditament premises and/or building will be known as **"HIMANI VILLA"**, together with a piece and parcel of land measuring an area of measuring 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S./R.S./L.R. Dag No. 1312 under C.S./R.S. Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S./R.S./L.R. Dag No. 1320 under C.S./R.S. Khatian No. 783, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223 (formerly 164), Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH	:	By Partly Plot Nos. 131, 132, 133.
ON THE SOUTH	:	By 40' feet wide road.
ON THE EAST	:	By Plot No. 137.
ON THE WEST	:	By plot No. 140.

All of Bangur Avenue, Block - A.

THIRD SCHEDULE ABOVE REFERRED TO:**(OWNERS' ALLOCATION)**

OWNERS' SHARE and ALLOCATION shall mean that Owner will get flats, carparking spaces, Commercial Space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under: -

- a) One Garage No. 3, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- b) One Garage No. 4, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- c) One Commercial Space, on the Ground floor, measuring an area 250 (two hundred fifty) square feet, more or less; consisting of one Room and One Toilet.
- d) Entire Sixth Floor, consisting of two flats being Flat No.6A and Flat No.6B.

The aforesaid flats, Car Parking Space and commercial spaces, hereinafter called the Owners' allocation, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S./R.S./L.R. Dag No. 1312, 1320 under C.S./R.S. Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+9 storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written, save and except the developer's allocation mentioned hereunder.

FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will get flats, commercial space, shops, carparking spaces and other space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under:

- a) Twelve nos. of Garages being Garage Nos. 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 all on the Ground Floor.
- b) Entire First Floor, consisting of two flats being Flat No.1A and Flat No.1B.
- c) Entire Second Floor, consisting of two flats being Flat No.2A and Flat No.2B.
- d) Entire Third Floor, consisting of two flats being Flat No.3A and Flat No.3B.
- e) Entire Fourth Floor, consisting of two flats being Flat No.4A and Flat No.4B.
- f) Entire Fifth Floor, consisting of two flats being Flat No.5A and Flat No.5B.
- g) Entire Seventh Floor, consisting of two flats being Flat No.7A and Flat No.7B.
- h) Entire Eighth Floor, consisting of two flats being Flat No.8A and Flat No.8B.
- i) Entire Ninth Floor, consisting of two flats being Flat No.9A and Flat No.9B.

The aforesaid flats, commercial spaces, Car Parking Space, Shops and other spaces, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S./R.S./L.R. Dag No. 1312, 1320 under C.S./R.S. Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the

District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+9 storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written, save and except the Owners' allocation mentioned hereinabove.

FIFTH SCHEDULE ABOVE REFERRED TO:

THE OWNER AND THE INTENDING PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:—

1. Stair cases on all the floors and lift.
2. Stair cases landing on all floors.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.

9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular UNIT).
12. Lift and their asseceries.
13. GENERAL COMMON ELEMENTS and facilities meant for the said 'UNIT'.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.

- h) Utility lines, telephone and electrical systems contained within the said building.
- i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Owner, Developer and the other Owner—the intending purchaser or purchasers of different units, subject to limitation, if any, to their such rights, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owner, Developer, other intending purchaser or purchasers without causing inconvenience to one another.

SIXTH SCHEDULE ABOVE REFERRED TO
THE OWNER and INTENDING PURCHASER OR PURCHASERS
WITHIN THE BUILDING SHALL HAVE TO BEAR :—

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.

5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.
7. Municipal taxes, Multi-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owner' Association, as shall be formed by the unit-Owner, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownerhip Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

SEVENTH SCHEDULE ABOVE REFERRED TO
THE GUIDANCE RESPECTING POSSESSION AND/OR USER
OF THE UNIT/FLAT INTER-ALIA SHALL INCLUDE THE
IMPOSITIONS AND RESTRICTION AS UNDER :-

1. The purchaser or purchasers/Owner, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.

2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owner or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, swerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owner as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owner' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.

10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any manner whatsoever.
11. The purchaser of the UNIT together with other purchaser or Owner of the other flats shall must have the obligations to form an association of such unit Owner being members thereof for such purpose according to the provisions of Apartment Ownerhip Act. and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

EIGHTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS

1. CIVIL STRUCTURE : The building will be R.C.C. framed structure as per design approved by the South Dum Dum Municipality with 4" thick roof slab having 8"/5" thick external and 3"/5" thick internal partition brick wall with sand and cement Mortar cement con : 4:2:1 and column 3:2:1 with plaster of paris finish. One loft in each flat. Front elevation to be done according to the plan approved by the Owner.
2. WALL : Outside wall 8"/5" brick and outside work cement plastering. Inside wall 5"/3" brick will be finished with plaster of paris.
3. FLOORING : Entire floor will be provided vitrified tiles and normal skirting.
4. KITCHEN : Floor will be of vitrified. Inside walls upto 2' feet height with glazed tiles above the cooking table and the top of the cooking table will be of black Stone floor alongwith R.C. or Stainless steel sink of standard size. One bib cock will be provided in sink.

(37)

5. TOILET : Floors of both Toilets will be of vitrified and wall of both toilets will be glazed tiles upto 6' feet in height. One European type and One Indian type with Flash value and showers and two taps in each toilets and two wash basin in each flat will be provided. All sanitary fittings will be white.
6. DOORS : All doors of flush type complete with two coats primer.
7. WINDOWS : Aluminum sliding with pannel glass with grill will be provided for all windows.
8. DOOR FITTINGS : All doors fitting will be of iron/steel, one magic eye and One night latch will be provided for only the main entrance of the flat. Aluminium tower bolts will be provided for other doors.
9. WALL & CEILING : Inside walls and ceiling will be provided/ finished with plaster of paris.
10. WATER LINE : All water lines will be concealed line, standard quality of PVC pipes and size will be provided standard quality sanitary fittings of standard size will be provided.
11. ELECTRICAL LINE : Only electric wiring and point (without fittings) will be provided. All electric lines will be concealed. Adequate numbers of switches, on switch board will be provided. One telephone & One T.V. socket without cable and MCB switch to be provided in each flat.
12. ROOFING : 4" thick R.C.C. slab and standard quality of tiles on top, and roof slab.
13. SWERAGE : All swerage lines direct connection in septic tank.
14. WATER ARRANGEMENT : Overhead tanks will be provided for all along supply of water one electric motor with pump will be provided for lifting of water.
15. LIFT : Lift will be provided.
16. Apart from the specification mentioned above any extra work will be charged extra cost.

(38)

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED & DELIVERED

BY THE OWNER AT CALCUTTA

IN THE PRESENCE OF

WITNESSES :—

1. *Devon's Ingule*
310, Bangur Avenue
Block-A, 204-55r
2. *Alex Sin*
32, Vivekananda
Nagar, Belghoria,
WB-56.

Chandan Banerjee

DR. CHANDAN BANERJEE

...OWNER/ FIRST PART

SIGNED, SEALED & ACCEPTED

BY THE DEVELOPER AT CALCUTTA

IN THE PRESENCE OF

WITNESSES :—

1. *Devon's Ingule*
2. *Alex Sin*

For Sremon Construction Pvt. Ltd.

Sri Shyamal Dhar
Director

SRI SHYAMAL DHAR

DIRECTOR OF

SREMON CONSTRUCTION PVT. LTD.

...DEVELOPER/SECOND PART

As per instruction and documents
furnished by the parties herein.

Drafted by :

Manik Lal De

Mr. Manik Lal De

Advocate

High Court, Calcutta.

Bar Association Room No. 12,

Reg. No. WB/632/1988.

Contd..P/39.

(39)

RECEIVED from the developer herein a sum of **Rs.1,25,00,000/-** (Rupees one crore twenty five lakh) only, in the following manner as stated herein below:—

Memo of Consideration

Cheque No./ DD/RGTS	Dated	Drawn on	Amount
000561	21-07-2022	Bandhan Bank, Bangur Avenue	54,00,000.00
000603	13-09-2022	Bandhan Bank, Bangur Avenue	58,50,000.00
		T.D.S.	12,50,000.00
TOTAL RUPEES ONE CRORE TWENTY FIVE LAKH ONLY.		TOTAL Rs.	1,25,00,000.00

WITNESSES

1. *Debasmita Sanyal*

Chandan Banerjee

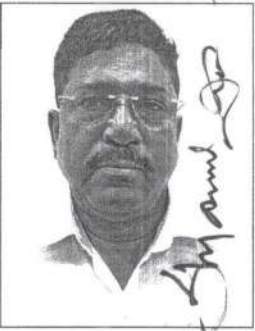
DR. CHANDAN BANERJEE
...OWNER/FIRST PART

2. *Alok Das*

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 <i>Chandan Bhojale</i>					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand	Little
 <i>Anand</i>					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand	Little
	Little	Ring	Middle (Left)	Fore Hand	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand	Little

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



192023240161472268

GRN Details

GRN:	192023240161472268	Payment Mode:	SBI Epay
GRN Date:	08/08/2023 14:26:24	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2930498218336	BRN Date:	08/08/2023 14:27:11
Gateway Ref ID:	CHN3543723	Method:	State Bank of India NB
GRIPS Payment ID:	080820232016147225	Payment Init. Date:	08/08/2023 14:26:24
Payment Status:	Successful	Payment Ref. No:	2001969462/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SHYAMAL DHAR
Address: 92, BANGUR AVENUE, BLOCK -B , KOLKATA - 700055
Mobile: 9836011337
Email: sremon_cons@yahoo.in
Period From (dd/mm/yyyy): 08/08/2023
Period To (dd/mm/yyyy): 08/08/2023
Payment Ref ID: 2001969462/4/2023
Dept Ref ID/DRN: 2001969462/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001969462/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001969462/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	125021
Total				165042

IN WORDS: ONE LAKH SIXTY FIVE THOUSAND FORTY TWO ONLY.

PAID

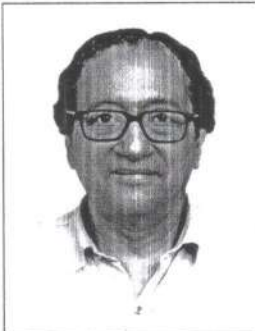


Government of West Bengal

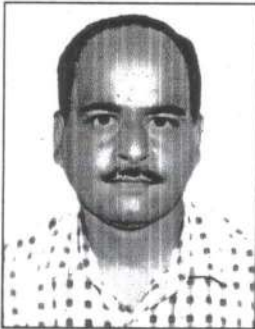
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022001969462/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr CHANDAN BANERJEE 138, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Land Lord			 10/8/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SHYAMAL DHAR 165/1, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangru Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Developer [SREMON CONSTRUCTION PVT LTD]			 10-08-2023



	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Alok Das Son of Late Krishna Mohan Das 32 Vivekananda Nagar, City:- Not Specified, P.O:- Belghoria, P.S:- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Dr CHANDAN BANERJEE, Mr SHYAMAL DHAR			<i>Alok Das</i> 10-08-2023

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal




 ভাৰতৰ নিৰ্বাচন কমিছন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 DIW. 2956449



নিৰ্বাচকেৰ নাম : অলোক দাস
 Elector's Name : Alok Das
 পিতাৰ নাম : কৃষ্ণমোহন দাস
 Father's Name : Krishnamohan Das
 লিংগ / Sex : পুৰ / M
 জন্ম তাৰিখ : XX / XX / 1975
 Date of Birth : XX / XX / 1975

DIW2956449
 ঠিকানা:
 32 বিবেকানন্দ নগৰ কাৰঘাট 33 বেংগালি উত্তৰ 24
 পৰগণা 700056

Address:
 32 Vivekananda NagarKamarhati 33
 Belgharia North 24 Parganas 700056


 Date: 11/08/2007
 136-কাৰঘাট নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
 অধিকাৰীকৰ স্বাক্ষৰ অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 136-Kamarhati Constituency

ঠিকনা পৰিৱৰ্তন হলে নতুন ঠিকনাৰ ফোটাৰ সৈতে ল'ৰা
 ফোলা ও একই নম্বৰৰ নতুন সঠিক পৰিৱৰ্তন ফৰ্মত
 অন্য নিৰ্বাচন কেন্দ্ৰৰ নতুন সঠিক পৰিৱৰ্তন ফৰ্মত
 অন্য নিৰ্বাচন কেন্দ্ৰৰ নতুন সঠিক পৰিৱৰ্তন ফৰ্মত
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Major Information of the Deed

No :	I-1502-06236/2023	Date of Registration	11/08/2023
y No / Year	1502-2001969462/2023	Office where deed is registered	
ery Date	01/08/2023 10:20:35 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status :Advocate		
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 : 1,25,00,000/-]	
Set Forth value		Market Value	
		Rs. 2,59,16,255/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,121/- (Article:48(g))		Rs. 1,25,053/- (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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza ShyamNagar, Premises No: 138, , Ward No: 29, Holding No:223 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1312 (RS :-)	LR-158	Bastu	Bastu	5 Chatak 10 Sq Ft		12,33,751/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1320 (RS :-)	LR-783	Bastu	Bastu	5 Katha 11 Chatak 6 Sq Ft		2,15,30,254/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			9.9367Dec	0 /-	227,64,005 /-	
		Grand Total :			9.9367Dec	0 /-	227,64,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	4670 Sq Ft.	0/-	31,52,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1610 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1610 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4670 sq ft	0 /-	31,52,250 /-	

And Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr CHANDAN BANERJEE Son of Late Amiya Ranjan Banerjee 138, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx7B, Aadhaar No: 35xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREMON CONSTRUCTION PVT LTD 92, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHYAMAL DHAR (Presentant) Son of Late Debendra Bijay Dhar 165/1, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangru Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx1E, Aadhaar No: 39xxxxxxxx0334 Status : Representative, Representative of : SREMON CONSTRUCTION PVT LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Alok Das Son of Late Krishna Mohan Das 2 Vivekananda Nagar, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			

Identifier Of Dr CHANDAN BANERJEE, Mr SHYAMAL DHAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Dr CHANDAN BANERJEE	SREMON CONSTRUCTION PVT LTD-0.538542 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
	Dr CHANDAN BANERJEE	SREMON CONSTRUCTION PVT LTD-9.39812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr CHANDAN BANERJEE	SREMON CONSTRUCTION PVT LTD-4670.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, Premises No: 138, , Ward No: 29, Holding No:223 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1312, LR Khatian No:- 158		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1320, LR Khatian No:- 783		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150206236 / 2023

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

at 18:00 hrs on 10-08-2023, at the Private residence by Mr SHYAMAL DHAR ,.

Market Value (WB PUVI rules of 2001)

the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 10/08/2023 by Dr CHANDAN BANERJEE, Son of Late Amiya Ranjan Banerjee, 138, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by Alok Das, , Son of Late Krishna Mohan Das, 32 Vivekananda Nagar, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 10-08-2023 by Mr SHYAMAL DHAR, Director, SREMON CONSTRUCTION PVT LTD (Private Limited Company), 92, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Alok Das, , Son of Late Krishna Mohan Das, 32 Vivekananda Nagar, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 11-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,053.00/- (B = Rs 1,25,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,25,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2023 2:27PM with Govt. Ref. No: 192023240161472268 on 08-08-2023, Amount Rs: 1,25,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2930498218336 on 08-08-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs
by online = Rs 40,021/-

Stamp

Type: Impressed, Serial no 720, Amount: Rs.100.00/-, Date of Purchase: 06/09/2022, Vendor name: Rajita

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2023 2:27PM with Govt. Ref. No: 192023240161472268 on 08-08-2023, Amount Rs: 40,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 2930498218336 on 08-08-2023, Head of Account 0030-02-103-003-02



Rita Lepcha

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2023, Page from 169807 to 169859
being No 150206236 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.08.17 12:19:57 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/08/17 12:19:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DATED THIS THE 10TH DAY OF AUGUST, 2023.

B E T W E E N

DR. CHANDAN BANERJEE
...OWNER/ FIRST PART

A N D

SRI SHYAMAL DHAR
DIRECTOR OF
SREMON CONSTRUCTION PVT. LTD.
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633