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Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurance-III, Kolkata

Additional Registrar of
Assurances III Kolkata

15 MAR 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 14th Day of

March 2024 (Two Thousand and Twenty Four) Era.

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Sold to..... K. N. Chakrabarty
Address.....
Date.....
18 JAN 2024
L.S.V., High Court
Adhikar Serker
High Court, A.S.

1. SRI MHR D
0449), 0



DEVELOPMENT AGREEMENT

Identified by me:-
K. N. Chakrabarty
Advocate
s/o Late N. N. Chakrabarty
High Court,
Calcutta.

Additional Registrar of
Assurances III Kolkata
14 MAR 2024

1. SRI MIHIR DEY (PAN NO. ABTPD4010H) (AADHAAR No. 6873-4117-0449), (Mobile No. 9432020288), by faith-Hindu, by occupation-Retired, by Nationality-Indian, S/o, Late Balai Chandra Dey residing at 82 Bangur Avenue, Flat No. 4, 4th Floor, Block-B, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055 2. SHRI SHYAMAL DEY (PAN No. AAPPD4487P), (AADHAAR No. 6947-3510-1915), (PHONE No. 9432020136), S/o, Late Balai Chandra Dey, by faith-Hindu, by occupation-Retired, by Nationality-Indian, residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 3. SHRI SWAPAN DEY (PAN No. ACUPD8095Q), (AADHAAR NO. 5512-4689-4244), (PHONE No. 9830311804) by faith-Hindu, by occupation-Business, by Nationality-Indian, S/o, Late Balai Chandra Dey residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 4. SMT. PUTUL BASU (PAN No. ASLPB6116H), (AADHAAR No. 7083-7808-6203), (PHONE No. 9874212528) by faith-Hindu, by occupation-Housewife, by Nationality-Indian, daughter of Late Balai Chadnra Dey and wife of Dilip

Kumar Basu, residing at 528 Dum Dum Park, 3 No. Tank, P.S. Lake Tow, P.O. Bangur Avenue, Kolkata-700055

5. SMT. SNIGDHA DEY (PAN No. ACYPD6029L), (AADHAAR No. 6291-1654-0746), (PHONE No. 9830704184) by faith-Hindu, by occupation-Retired, by Nationality-Indian, W/o, Late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 6. SMT. ANKITA DEY (PAN No. BEJPD5597M), (AADHAAR No. 3804-1495-5449), (PHONE No. 8013960513), by faith-Hindu, by occupation-Service/Business/Housewife, by Nationality-Indian, D/o, Late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, hereinafter jointly and collectively referred to and called as the LANDOWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators legal representatives, successors nominees and assigns) of the ONE PART

AND

SIGNATURE GROUP (PAN No. AENFS9138N) a registered Partnership Firm having its principal place of Business at 136B, Dum Dum Park, P.S-

Lake Town, P.O – Bangur Avenue, Kolkata-700055, and duly represented by its Managing Partners namely 1. **SRI ASHIS SARKAR**, (PAN No. **ALSPS9979B**) (Aadhaar No. 8010-4003-1422), (Phone No. 9331045312) son of Late Gokul Behari Sarkar, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 17(Old), 157/1 (New), Dakshin Para Road, P.S. Previously Dum Dum presently Nager Bazar, P.O. Dum Dum, Kolkata-700028, 2. **SRI KALYAN SAHA** (PAN NO. **ANMPS2533D**), (AADHAAR NO 7486-5746-7626), (Phone No. 7003420784), son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 908, Lake Town, Block-A, 3rd Floor, P.O & P.S. Lake Town, Kolkata-700089, 3. **SRI DIBYENDU SAHA** (PAN NO. **ALPPS7552**)^M, (AADHAAR NO. 7301-0336-8667), (Phone No. 9123982750) son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian residing at Block- BL, 259 Salt Lake, Sector-2, P.O. Sech Bhavan, P.S. Bidhannagar, Kolkata-700091, hereinafter jointly and collectively referred to and called as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their successors or successors-in-office,

legal representatives, administrators, executors and / or assignees) of the

OTHER PART

WHEREAS by Conveyance dated 19th Day of September 1955 and registered at the Cossipore Dum Dum Sub Registration Office in Book No. I, Volume No. 92, Pages 240 to 247, Being Deed No. 7710 for the year 1955 the Amalgamated Development limited therein described as the Vendor of the ONE PART in consideration of a price partly paid and partly promised to be paid sold transferred and conveyed to Smt. Smriti Kana Roy, wife of Sri Niranjan Roy at 162/28, Prince Anwar Shah Road, P.S. Tollygunge, Kolkata-700033, the Purchaser therein ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 13 Chittacks and 33 Sq.ft. be the same a little more or less situated lying at and being plot No. 17 of Block 'A' of Bangur Avenue fully described in the Schedule 'A' there under written.

AND WHEREAS to secure payment of the said promised portion of the consideration therein and said vendor as the Mortgager of the One Part by a Security Deed bearing even date with but executed after the said Conveyance and registered at the Cossipore Dum Dum registration office

at Alipore in Book No. I, Volume No. 107, Pages 133 to 137, Being Deed No. 7633 for the year 1955 charges as first charge in favour of the said Amalgamated Development limited as the Mortgage of the Other Part ALL THAT the said piece and parcel of land hereditaments and premises. **AND WHEREAS** the aforesaid purchase was made by the Purchaser Smt. Smriti Kana Roy for herself with her own money.

AND WHEREAS the Purchaser Smt. Smriti Kana Roy was absolutely seized and was in Khas and vacant possession of the said piece and parcel of land which on actual measurement is found to contain an area of two cottahs and thirteen Chittacks only.

AND WHEREAS the said Smt. Smriti Kana Roy thereafter as Vendor therein has agreed to sell and the Purchaser therein Smt. Reba Rani Dey, wife of Balai Chandra Dey has agreed to purchase the said piece and parcel of land hereditaments and premises measuring 2 Cottahs 13 Chittacks 33 Sq.ft. from all encumbrances whatsoever save and except the said charge in favour of the said the Amalgamated Development limited.



AND WHEREAS thereafter One Deed of Conveyance made between Smt. Smriti Kana Roy (Vendor therein) and Smt. Reba Rani Dey (Purchaser therein) registered in the office of District Registrar Barasat North 24 Parganas, on 15th April, 1961 and recorded in Book No. I, Volume No. 23, Page from 160 to 160, Being Deed No. 945 for the year 1961

AND WHEREAS thereafter during the year of 1961 on dated 15th Day of April made between Smt. Smriti Kana Roy sold, transferred, conveyed the above plot of land Vide No. 17 of Block-A, Bangur Avenue, to Smt. Reba Rani Dey and thereafter Reba Rani Dey has become the absolute owner of the plot of land by virtue of a above referred sale deed.

AND WHEREAS at the same time the amalgamated development limited a Joint Stock Company with limited liabilities incorporated under the Indian Companies Act and having its registered office 14 Netaji Subhas Road in the town of Kolkata as "RELEASOR" transferred the above mentioned plot of land to Smt. Reba Rani Dey wife of Balai Chandra Dey and this transferred deed of release registered in the office of A.D.S.R.

Cossipore Dum Dum, North 24 Parganas, and recorded in Book No. I, Volume No. 72, Page 155 to 158, Being Deed No. 4826 for the year 1969.

AND WHEREAS after the Released Deed the said **Smt. Reba Rani Dey** mutate her name in the record of South Dum Dum Municipality as a absolute owner thereof and have been paying taxes regularly. Thereafter the said **Smt. Reba Rani Dey** constructed a Pucca Three Storied building as per sanctioned building plan of the said Municipality and started living there with her family.

AND WHEREAS the said **Smt. Reba Rani Dey** died intestate on 23.04.2016 leaving behind her surviving her legal heirs **1. SRI MIHIR DEY 2. SRI SHYAMAL DEY 3. SRI SWAPAN DEY 4. SMT. PUTUL BASU 5. SMT. SNIGDHA DEY 6. SMT. ANKITA DEY** the landowner herein as a sole and absolute owner of the Scheduled property by inheritance.

AND WHEREAS while **1. SRI MIHIR DEY 2. SRI SHYAMAL DEY 3. SRI SWAPAN DEY 4. SMT. PUTUL BASU 5. SMT. SNIGDHA DEY 6. SMT. ANKITA DEY** seized and possessed of above mentioned property free from all encumbrances, and recorded their names as ROR

(record of rights) in the concerning authority of South Dum Dum Municipality and paying the tax regularly.

AND WHEREAS the owners' herein 1. SRI MIHIR DEY 2. SRI SHYAMAL DEY 3. SRI SWAPAN DEY 4. SMT. PUTUL BASU 5. SMT. SNIGDHA DEY 6. SMT. ANKITA DEY intended to develop the above mentioned plot of land by constructing multi-storied building according to municipal sanctioned building plan.

AND WHEREAS owners herein due to paucity of fund not yet constructed the said multi-storied building over the said plot of land. The party of the second part herein SIGNATURE GROUP having offered proposal of Development of the said plot of land being Plot No. 17, Block-A, Bangur Avenue, within the jurisdiction of South Dum Dum Municipality P.S. Lake Town, A.D.S.R. Office Salt Lake Bidhannagar, in the District of North 24 Parganas and according to settlement records of rights published in 1931 of the said plot of land No 17 is comprised with Mouza- Krishanpur, J.L. No. 17(Old), 32/20(New), R.S. No 180, Touzi No. 228 and 229, and C.S./R.S. Dag No., 1258, Khatian No. C.S./R.S. 823, in the District of North 24 Parganas. The Plot is butted and bounded

On the North - 30 Wide Road

On the South - Plot No., 29/30

On the west - Plot No. 16

On the East - Plot No., 18 & 19

AND WHEREAS for the purpose of construction of the Multi-Storied building the owners herein approached separately to the Developer all their aforesaid land and upon mutual discussion between parties, both the parties have arrive on the following terms and condition.

NOW THIS AGREEMENT WITNESSETH and it is hereby and hereunder agreed by and between the Parties as follows;-

The owner will sign, execute and/or register the Development Agreement in favour of the Developer and authorize the Developer to apply for and obtain necessary sanction, permission from all concerns and statutory body or bodies for the purpose of carrying out and complete the construction of the multi-storied building as per the sanctioned plan at the said premises and permanent connections of water, electricity, drains and sewerage to the Buildings and to negotiate with the persons interested in the owning flats/units in the

proposed buildings at the said premises and enter into agreement for sale or otherwise transfer of the Flats, and other portions in the said premises there to on such terms and conditions as the other party may deem fit and proper and receive and appropriate consideration price received against such sale or transfer excluding the portions, which will keep for the owner on their allocated portion.

DEFINITIONS

In these presents unless it is repugnant to the subject context:

1. OWNER shall mean 1. SRI MIHIR DEY 2. SRI SHYAMAL DEY 3. SRI SWAPAN DEY 4. SMT. PUTUL BASU 5. SMT. SNIGDHA DEY 6. SMT. ANKITA DEY are the aforesaid Land mentioned herein above and mentioned in the Schedule herein below.
2. DEVELOPER shall mean the said SIGNATURE GROUP (PAN No. AENFS9138N) a registered Partnership Firm having its principal place of Business at 136B, Dum Dum Park, P.S- Lake Town, P.O – Bangur Avenue, Kolkata-700055, and duly represented by its Managing Partners namely 1. SRI ASHIS SARKAR, (PAN No. ALSPS9979B) son of Late Gokul Behari Sarkar, by faith-Hindu, by occupation-

Business, by Nationality-Indian, residing at 17(Old), 157/1 (New), Dakshin Para Road, P.S. Previously Dum Dum presently Nager Bazar, P.O. Dum Dum, Kolkata-700028, **2. SRI KALYAN SAHA (PAN NO. ANMPS2533D), (AADHAAR NO 7486-5746-7626)**, son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 908, Lake Town, Block-A, 3rd Floor, P.O. & P.S. Lake Town, Kolkata-700089, **3. SRI DIBYENDU SAHA (PAN NO. ALPPS7552), (AADHAAR NO. 7301-0336-8667)**, son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian residing at Block- BL, 259 Salt Lake, Sector-2, P.O. Sech Bhavan, P.S. Bidhannagar, Kolkata-700091, (morefully and particularly described in the Schedule 'A' hereunder written)

3. **BUILDING** shall mean the multi-storied building to be constructed upon the said land in the Schedule below in accordance with the sanctioned plan to be obtained by the developer at his own cost and expenses.
4. **COMMON FACILIITIES AND AMENITIES AREAS** shall include the passage, ways stairways, lift, drive, gates common lavatory, all rain

water pipes sewerage connections pit, gullies, roof, municipal filter water connection, pipe lines, water pump, motor and overhead tank and underground reservoir, fences boundary wall, electric supply to the common areas and facilities, main electric meter room and garbage room interior wall and other facilities which will be provided construction by the Developer from time to time.

5. OWNER'S ALLOCATION

Owners allocation shall mean all the entire 2nd Floor, 3rd Floor, and 4th Floor front side and Car Parking Space according to the following manners:-

1. Second Floor - Two Flats, one Front Side and one Back Side.
2. Third Floor - Two Flats, one Front Side and one Back Side.
3. Fourth Floor - Front Side (One Flat)
4. Garage/Car Parking: (Right side of the building)

And

Two shifting till the possession of the Flat to the owners.

6. **DEVELOPER'S ALLOCATION** shall mean the remaining portion of the said building duly sanctioned by the South Dum Dum Municipality with the undivided proportionate share of land underneath the building part of the Developer to enter into agreement for sale and any type of transfer, lease or in any way deal with the same the Developer's allocation is specially allocated in a separate Schedule as per sanction plan.

OWNER'S RIGHTS AND REPRESENTATIONS

1. The Owner is seized and possessed of Land or otherwise well and sufficiently entitled to the said Premises.
2. The demand over and in respect of the said premises of in any portion thereof and the said Property is free from all encumbrances, attachments, charges, lines, or by any otherwise as per provision of law. Moreover, the Owner till this day has not yet entered into any agreement for sale or joint venture with any third party in respect of the said property.

3. If at any time defect in the title shall be found or if anybody shall dispute the title of the owner in respect of the said Premises or any suit or action or proceedings shall be initiated regarding the title of the Owner in respect of the said Premises, then in that event, it shall be the responsibility of the Owner to defend such units hereby further agrees to keep the Developer indemnified against all actions, suits, proceedings and costs charges and expenses.

DEVELOPER'S RIGHT

1. The landlords hereby grant subject to what has been hereunder provided, exclusive right to the Developer to develop the said premises by way of constructing the multi-storied building therein in accordance with the sanctioned building plan of the South Dum Dum Municipality.
2. All application, plans, papers and documents required for constructing the proposed multi storied building shall be prepared and submitted by the Developer on behalf of the Landlords after discussion at the Developer's own costs and expenses required to be

paid or deposited for the purpose of development of the said premises.

OWNER'S RIGHT

1. In consideration of the Owner having agreed to permit the Developer to commercial develop the said premises by construction creating and building i.e. building in accordance with the plan sanctioned by the South Dum Dum Municipality, the Developer has agreed to allocate the Owner's Premises (owner allocation) and together with the undivided proportionate share in the common parts and facilities.
2. The said Owner's allocation shall be constructed and completed with good and standard materials duly approved by the appointed architect and L.B.S. and the said Building will be a decent building and shall contain all other amenities which are normally provided for a decent residential building. Morefully and particularly described in the Schedule hereunder written.

3. It is made clear that the Developer shall constructed and completed the Owner's allocation free of cost only.

CONSIDERATION

The landowners hereof will be executed Registered Development Agreement on the 14th Day of March 2024 unto and in favour of the Developer hereto empowering thereunder the Developer to do and perform all such acts, deeds and things that are required to be done for developing the said premises by completing the constructional work of the multi storied building and also to sale the flats thereunder in favour of the intending purchaser/purchasers, after complete delivery of possession to the owners in respect of their allocation (Owners' allocation). Except the administrative formalities of signing the Deed of Conveyance or whatsoever, to be done jointly by the Owners and Developer.

DEALING OF SPACE IN THE BUILDING

1. The Developer shall on completion of the Building, put the Landowners undisputed possession of the owners' allocation TOGETHER WITH the right in to common facilities and amenities

relating to the building which will be enjoyed proportionately with other owners of Flat/Flats with proportionate share of land

2. The Developer being the Party of the other Part shall be of liberty to negotiate for the sale of floors/flats of the building under construction together with proportionate share of land excluding and exceeding the space provided for Landowners' allocation which mention herein above with any prospective purchaser/purchasers at such consideration and on such terms and conditions as the Developer shall think fit and proper. The Landowners hereto however, at the request of the Developer shall execute and register provided they find it adhered administratively necessary Deed of Conveyance/Conveyances unto and in favour of the Purchaser or Purchasers towards sale of Flat of Flats in the said building as and when called for **PROVIDED HOWEVER** the costs of such Conveyance/Conveyances including the cost of the non-judicial Stamps and registration expenses and all other legal expenses shall be borne and paid by the purchasers of Flat/Flats, subjects to prior delivery of possession to the landowners in respect

of their allocation in accordance with the condition mentioned hereinbefore.

3. It is already agreed to and declared by the Landowners hereto that as the entire cost of the consideration of the multi-storied building and other related expenses thereto are to be borne by the Developer exclusively without any investment on the Landowners. For such reason, the consideration money receivable towards sale/transfer of Units/flats and/or spaces fallen under developer's allocation as aforesaid including earnest money or booking amount therefore shall be received and enjoyed and appropriate exclusively by the Developer and the Landowners thereof will have no claims on any part of possession to the landowner in respect of their allocation in accordance with the ratio as mentioned herein Registered Development Agreement dated 14/3/2024 would not have been pressed any further by the Landowners and the Developer for all times to come will be at absolute liberty to appropriate the entire sale proceeds as aforesaid without having any liberty therefore to the landowners.

BUILDING

1. The Developer shall at the Developer's own costs construct erect and complete the multi-storied building at the said premises in accordance with the sanctioned plan and will such specifications as are mentioned in the Schedule which give here-in-under written and as may be recommended by the Architect of the Developer from time to time.
2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto, provided the owners find it strictly as per good standards and the specifications land in the agreement.
3. The Developer shall install and erect in the said building at the developers' own cost Pump Set, Deep Tube-well water storage tanks, overhead reservoirs, electric wiring, fittings and installations and other facilities as are required to be provided in a residential building having self contained flats and constructed for sale of flats on ownership basis.

4. The Developer shall be authorized in the name of the Landowners to apply for and obtain allocations for cement, all types of steels, bricks, other building material and accessories allocable to the owner for the construction of the Building and similarly to apply for and obtain temporary and permanent connections of water supply from Deep Tubewell, Municipal Supply of Water, electric supply, telephone.
5. The Developer shall at his own costs and expenses and without creating any financial or other liability upon landowner, construct and complete the said multi-storied building living several self contained Flats in accordance with the sanctioned Building plan.
6. As from the date of taking over possession of the said premises by the Developer or starting the construction of the said Building any liability becoming other outgoing i.e. Electric Bill, Tax in respect of the said premises for new construction of the Building and till such time as the possession of the landowners' allocations is made, shall be borne and paid by the Developer.

7. And from the date of service of notice of possession of the landlords allocation, the owner shall be responsible to pay and bear and shall forthwith pay to the developer the service charges for the common facilities in the new building payable in respect of the owners' allocation. Such charges are to include proportionate share of premium for the insurance of the Building (if any), water, fire and servicing charges, taxes, light, sanitation, renovation, replacement, repair and maintenance charges and expenses for the building and all common wiring, pipe, electrical and mechanical equipments, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, part-way and other facilities whatsoever as may be mutually agreed from time to time.
8. Both the Developer and the Landowners herein shall enjoy their respective allocations/portions in the said multi-storied building forever with absolute right and title to hold, use, occupy, enjoy transfer, sale, gift and assign the same in any manner they like and such rights and title to hold, use occupy, enjoy transfer, sale gift

and assign the same in any manner they like and such rights and title of the parties hereto in no way could be taken off or infringed by either of the party under any circumstances.

9. Any transfer relating to any portion of the owners' allocation in the new building shall be subject to the provisions contained hereto and the respective transferee shall be responsible to honour all the terms and conditions hereof without raising any objection.

COMMON RESTRICTIONS

The Landlords' allocation in the proposed building shall be subject to the same restrictions as are applicable to the Developer's allocation in the building intended for common benefits of the all occupiers of the Building which shall include the following:-

1. Neither Party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.

2. Neither Party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
3. Both the Landlords and the Developer shall keep the interior walls, floors, sewers, drains, pipe and other fittings and fixtures of their respective allocation so the same may not cause any damages to the building
4. No goods or other items shall be kept by the either party for display use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and others places of common user in the Building.
5. 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.
6. Either of the Parties shall permit other's workmen and representatives at all reasonable times to enter into others

allocation any every party thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping in the Building and it's common areas in good order and condition

LANDLORDS' OBLIGATIONS

1. The Landlords doth hereby agree and covenant with Developer not to cause any interference or hindrance in the lawful construction of the said multi-storied building at the said premises. If any interference or hindrance is caused by the Landlords or by any of their agents, servants and representatives in that event, the Landlords will be liable to any demurrage to the Developer.
2. The Landlords doth hereby further covenant with Developer not to do any act, deeds or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the Building at the said Premises in favour of the intending purchaser/purchasers of Flat/Flats in the said Building provided the owners find it administratively, as described time and again.

3. The Landlords doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of the present Agreement hereof.
4. The Landlords hereto will have no right, authority and power to terminate and/or rescind the present Agreement within the stipulated period of construction of the said Multi-Storied building (G+6) i.e. within 30 Months and/or sanction of the Building Plan from the date of handing over of the vacant possession of the said premises to the Developer, the building plan by the South Dum Dum Municipality. However, any notice of termination of the present Agreement, if being made by the landlords the same shall be issued at least within 3(Three) Months' notice period upon the Developer.
5. The Landlords hereto undertake not to create any kind of charge or mortgage including that of equitable mortgage by depositing

the Title Deeds of the said Premises /Lands or any portion thereof at anytime during the substance of the present Agreement.

6. The Landlords hereto show or present all the original Deeds of the said property as and when require.

DEVELOPER'S OBLIGATIONS

1. The Developer doth hereby agree and covenants with the Landlords to complete the construction work of the multi-storied building alongwith common facilities within 30(Thirty) Months from the date of signing of the Development Agreement. And/or obtaining sanctioned Building plan the Developer shall be completed the multi-storied building on or before 30(Thirty) Months.
2. The Developer hereby agrees and covenants with the Landlords not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the landlords.
3. The Developer hereby agrees and covenants with the Landlords not to violate or contravene any of the provisions of the Building

rules as applicable for construction of the said Multi-Storied Building.

4. The Developer hereby further agrees and covenants with the Landlords not to do any act, deed or thing whereby the landlord are prevented from enjoying selling, assigning and/or disposing of any part or portion of the landlords allocation in the said Building.
5. The Developer hereby also agrees not to part with possession of the Developer's allocation or any part or portion thereof unless possession of the landlords' allocation is delivered to the Landlords **PROVIDED HOWEVER** it will not prevent the Developer from entering into any Agreement for Sale or transfer or to deal with the Developer's allocation and it is made clear that the Landlords shall remain bound to execute all agreement for sale or transfer concerning Developer's Allocation, if so required by the Developer, provided the owners find it administratively as described.

6. The Developer hereby also agrees to pay the temporary accommodation charges of the Landowners or arrange temporary accommodation locally during the construction period.
7. The Developer needs to provide the copy of the Aadhaar and Pan Card duly signed to the owners prior to signing the agreements

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
THE LAND SCHEDULE

ALL THAT piece and parcel of Plot No. 17, measuring 2 Cottahs 13 Chittacks and 33 Sq.ft, Block-A, Bangur Avenue, within the jurisdiction of South Dum Dum Municipality under Ward No. 29, P.S. Lake Town, P.O. Bangur Avenue, A.D.S.R. Office Salt Lake Bidhannagar, in the District of North 24 Parganas and according to settlement records of rights published in 1931 of the said plot of land No 17 is comprised with Mouza- Krishanpur,(Old), Shyamnagar (Now) J.L. No. 17(Old), 32/20(New), R.S. No 180, Touzi No. 228 and 229, and C.S./R.S.^{LR} Dag No., 1258, C.S./R.S.^{LR} Khatian No. 823, in the District of North 24 Parganas. The Plot is butted and bounded

- On the North - 30' Wide Road
On the South - Plot No., 29/30
On the west - Plot No. 16
On the East - Plot No., 18 & 19

BUILDING STRUCUTRE SCHEDULE

1. **R.C.C. STRUCTURE:** As per design of sanctioned Building Plan which will be approved by the South Dum Dum Municipality.
2. **BRICKWORK:** 8" Outer wall of building 5" out to out of every Flat, 3" inside wall every wall.
3. **PLASTERING:** 1" Thick inside and outside of all flats.
4. **FLOORS:** All floors will be Vitrified Tiles and floor of Toilets will be Anti-Skid Vitrified Tiles.
5. **DOOR:** Main Door of Flat will be 1½" thickness C.P. Teak (Segun) Palla and all inside Palla will be Hydraulic Press Flash Door & Kitchen & Toilets Palla will be SINTEX DOOR with One No. Collapsible Gate in each flat.
6. **WINDOW:** All window Palla will be Aluminum sliding Palla with 1½" Aluminum Frame covered with M.S. Grill with Glass.

7. **SANITARY & PLUMBING** : All waterline inside the Flat will be best quality CPVC Pipe and all sanitary Fittings will MARC Brand Fittings & Basin, Commode will be White Color Parryware or Hindware Brand and all outside water line will be Supreme Gold Pipe.
8. **WATER CONNECTION**: Water supply round the clockwise collect from Deep tubewell through submersible pump or Municipal Water Connection from underground reservoirs through Jet pump to overhead water reservoir if it will be available sufficiently.
9. **ELECTRIFICATION**: The Landowner's have own electric meter in personal name from C.E.S.C. arrangement & Financed by Developer, all Electric Line will be concealed. All electric wire will be **FINOLEX** Brand. All Electric Fittings will be **ANCHOR** made **ROMA** Modular Switch

Nos. of Points: In Bed Room 03(Three) Light Point, 01(One) Foot Lamp Point, 01(One) 5Amp Plug Point, 01(One) Fan Point and in Master Bed Room 01(One) A.C. Point.

In Drawing/Dining Space: 05(Five) Light Point, 01(One) 15Amp Plug Point, 01(One) T.V. Point, 01(One) Concealed Telephone Point, 01(One) Cable Line Point, 02(Two) Fan Point.

In Kitchen : 01(One) Light Point, 01(One) 15Amp Plug Point for mixer or Micro-Oven, 01(One) Fridge Point, 01(One) Exhaust Fan or Chimney Point, 01(One) Aqua Guard Point.

In Attached Toilet: 01(One) Light Point, 01(One) Exhaust Fan Point.
In common Toilet: 01(One) Light Point, 01(One) Exhaust Fan point & water point also.

In balcony 01(One) light Point, 01(One) Washing Machine Plug Point & water exit facility.

In Main Gate: 01(One) Light Point, 01(One) Calling Bell Point.

10. **PAINTS;** Paints of inside of each flat will PUTTY duly premixed and paints velvet emulsion and outside of building will be weather coat paints Asian Ultra or Berger and doors frame and Pallas painted with primer and oil color.

11. One No. Five Passenger self operated lift make by OTIS

12. Floor or Roof will be Mosaic.

IN WITNESSETH WHEREOF both the parties hereto doth hereunto set
and subscribe their respective hand and seal in presence of witness
named hereinbelow on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of

WITNESSES:-

1. *Upendra Chakraborty*
Advocate
High Court, Calcutta.

Mihir Dey
Sayan Dey
Garoon Dey
Putul Baru
Snigdha Dey
Ankita Dey

2. *Debas Banerjee*
264, Dum Dum Park
Kolkata-55.

Signature of the Landlord
First Part

SIGNATURE GROUP

Ashis Dasgupta
Partner

SIGNATURE GROUP

Rajendra Dasgupta

SIGNATURE GROUP

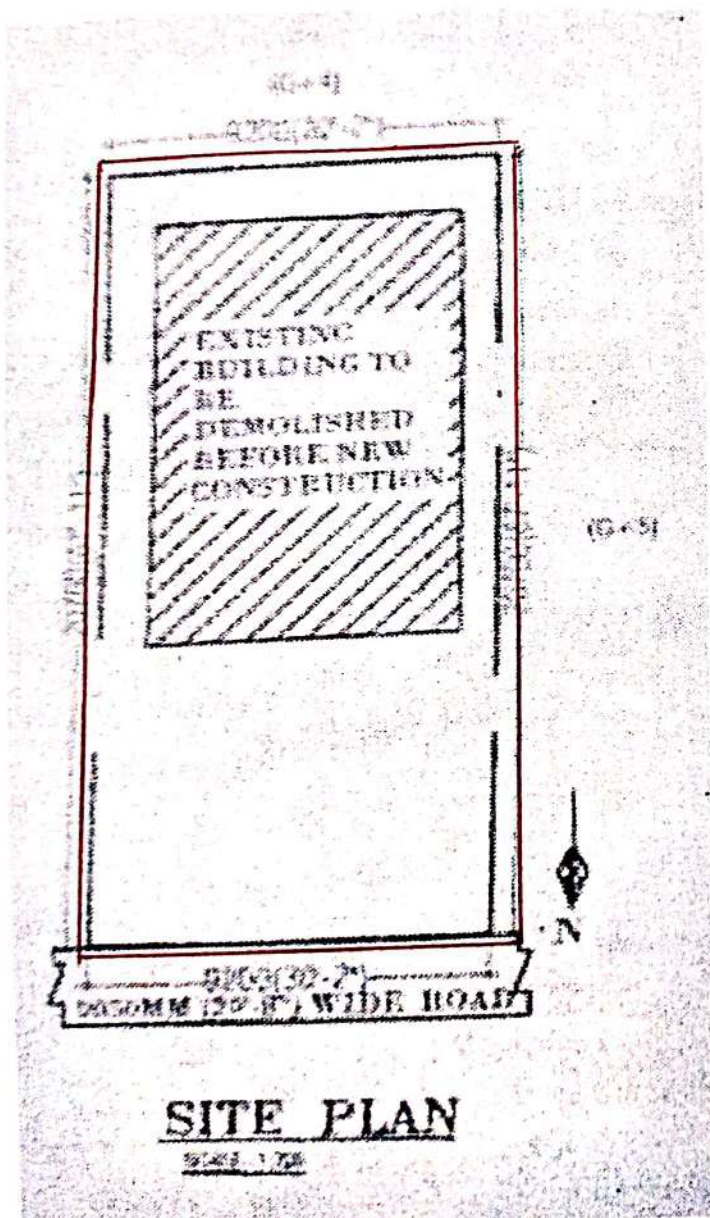
Legends Dasgupta
Partner

Signature of the Developer/
Other Part

K.N. Chakraborty
K.N. Chakraborty
Advocate
High Court, Calcutta

K. N. Chakraborty
Advocate
En No-F-439/426 of 1994

Site plan of Plot of land having area 2 Cottah 13 Chittack 33 Sq.ft. lying and situated at Holding No. 44, Mouza- Krishnapur(Old), Shyamnagar (New), J.L. No. 17(Old), R.S. / C.S. Khatian No. 823, R.S./C.S. Dag No. 1258, P.S. Lake Town, P.O. Bangur Avenue, Kolkata - 700055, within the local limits and jurisdiction of South Dum Dum Municipality, Ward No. 29, in the District North 24 Parganas.



Mihir Dey
Shyamal Dey
Jaegon Dey
Putul Barua
Snigdha Dey
Ankita Dey

Signature of the Landowners



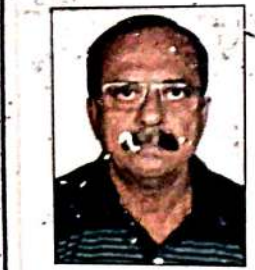
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Left Hand					
Right Hand					

Name MIHIR DEY
Signature Mihir Dey



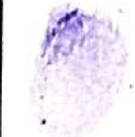
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Left Hand					
Right Hand					

Name SHYAMAL DEY
Signature Shyamal Dey

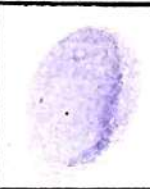
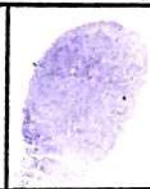
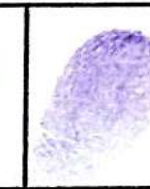
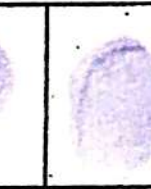
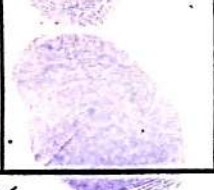
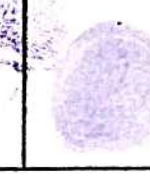
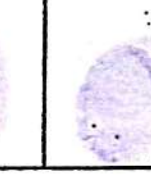


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Left Hand					
Right Hand					

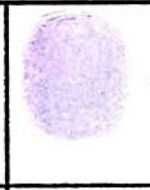
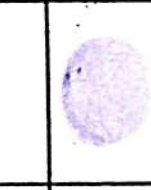
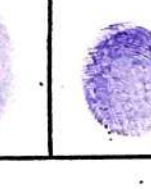
Name SWAPAN DEY
Signature Swapan Dey

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					

Name PUTUL BASU
 Signature Putul Basu

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SNIGDHA DEY
 Signature Snigdha Dey

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ANKITA DEY
 Signature Ankita Dey

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					

Name ASHIS SARKAR
 Signature Ashis Sarkar

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name KALYAN SAHA
 Signature Kalyan Saha

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name DIBYENDU SAHA
 Signature Dibyendu Saha



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



130320242042190235

GRIPS Payment Detail

GRIPS Payment ID:	130320242042190235	Payment Init. Date:	13/03/2024 13:39:57
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7959515216627	BRN Date:	13/03/2024 13:40:55
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

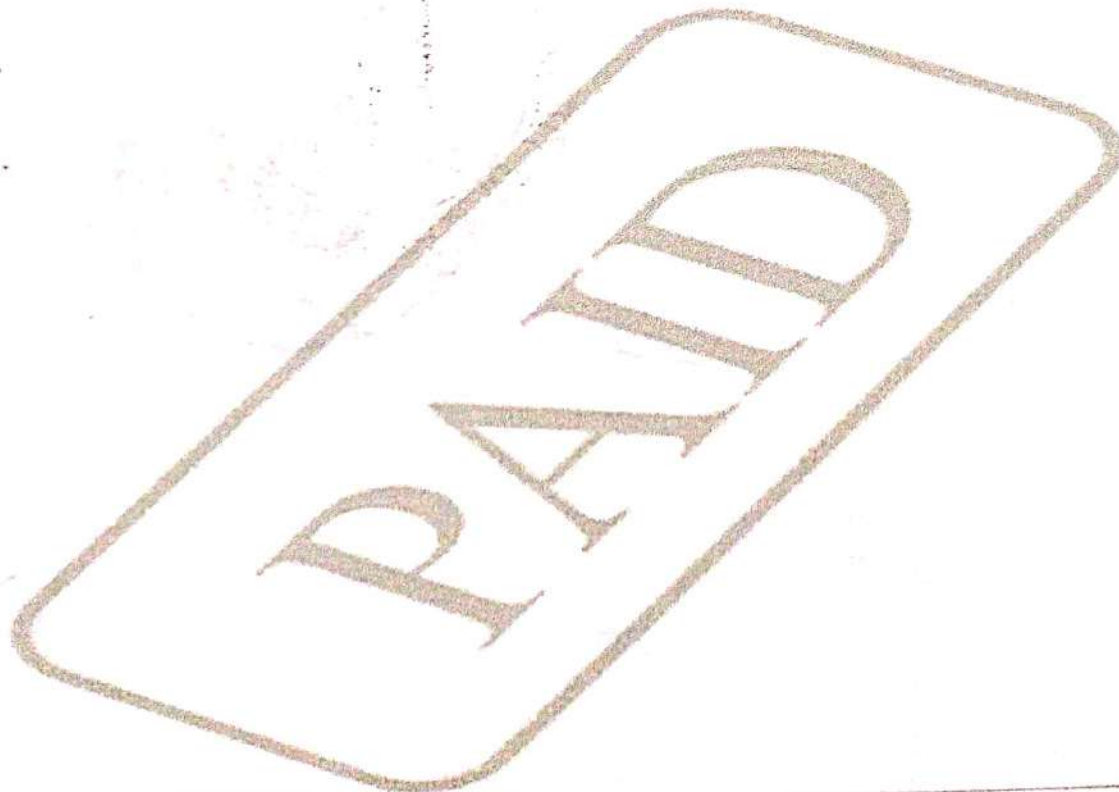
Depositor's Name: Ms SIGNATURE GROUP
Mobile: 8820081617

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240421902368	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

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





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



192023240421902368

GRN Details

GRN:	192023240421902368	Payment Mode:	SBI Epay
GRN Date:	13/03/2024 13:39:57	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7959515216627	BRN Date:	13/03/2024 13:40:55
Gateway Ref ID:	IGAQZIXWE9	Method:	State Bank of India NB
GRIPS Payment ID:	130320242042190235	Payment Init. Date:	13/03/2024 13:39:57
Payment Status:	Successful	Payment Ref. No:	2000681386/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms SIGNATURE GROUP
Address:	136B DUM DUM PARK,KOLKATA-700055
Mobile:	8820081617
Email:	SIGNATUREGROUP136B@GMAIL.COM
Period From (dd/mm/yyyy):	13/03/2024
Period To (dd/mm/yyyy):	13/03/2024
Payment Ref ID:	2000681386/3/2024
Dept Ref ID/DRN:	2000681386/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000681386/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2000681386/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

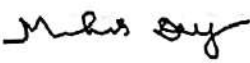
Deed No :	I-1903-01972/2024	Date of Registration	15/03/2024
Query No / Year	1903-2000681386/2024	Office where deed is registered	
Query Date	11/03/2024 5:34:03 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Debu Quila 4/1, Red Cross Place,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9091939862, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,02,89,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

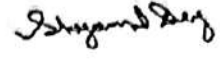
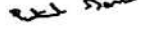
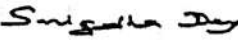
Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, , Ward No: 029 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-1258 (RS :-)	LR-823	Bastu	Bastu	2 Katha 13 Chatak 33 Sq Ft		1,02,89,999/-	Width of Approach Road: 30 Ft.,
Grand Total :					4.7163Dec	0 /-	102,89,999 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri MIHIR DEY Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI 14/03/2024	 14/03/2024
82, Bangur Avenue, Flatt No. 4, 4th Floor, Block B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: abxxxxxx0h, Aadhaar No: 68xxxxxxxx0449, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri SHYAMAL DEY Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI 14/03/2024 Captured	 14/03/2024
P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: aaxxxxxx7p, Aadhaar No: 69xxxxxxx1915, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office			
3 Shri SWAPAN KUMAR DEY, (Alias: Shri SWAPAN DEY) Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI 14/03/2024 Captured	 14/03/2024
P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur 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.: ACxxxxxx5Q, Aadhaar No: 55xxxxxxxx4244, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office			
4 Smt PUTUL BASU Wife of Dilip Kumar Basu Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI 14/03/2024 Captured	 14/03/2024
528, Dum Dum Park, 3 No. Tank, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: asxxxxxx6h, Aadhaar No: 70xxxxxxxx6203, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office			
5 Smt SNIGDHA DEY Wife of Late Utpal Dey Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 LTI 14/03/2024 Captured	 14/03/2024

P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx9l, Aadhaar No: 62xxxxxxx0746, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admsslon: 14/03/2024 ,Place : Office

Name	Photo	Finger Print	Signature
6 Smt ANKITA DEY Daughter of Late Utpal Dey Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office		 Captured	
	15/03/2024	LTI 15/03/2024	15/03/2024

P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bexxxxxx7m, Aadhaar No: 38xxxxxxx5449, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIGNATURE GROUP 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ASHIS SARKAR (Presentant) Son of Late Gokul Behari Sarkar Date of Execution - 14/03/2024 , , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 14 2024 5:07PM</td> <td>LTI 14/03/2024</td> <td>14/03/2024</td> </tr> </tbody> </table> 157/1, Dakshin Para Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx9b, Aadhaar No: 80xxxxxxx1422 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)	Name	Photo	Finger Print	Signature	Shri ASHIS SARKAR (Presentant) Son of Late Gokul Behari Sarkar Date of Execution - 14/03/2024 , , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office		 Captured			Mar 14 2024 5:07PM	LTI 14/03/2024	14/03/2024
Name	Photo	Finger Print	Signature										
Shri ASHIS SARKAR (Presentant) Son of Late Gokul Behari Sarkar Date of Execution - 14/03/2024 , , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office		 Captured											
	Mar 14 2024 5:07PM	LTI 14/03/2024	14/03/2024										

Name	Photo	Finger Print	Signature
Shri KALYAN SAHA Son of Late Srikrishna Saha Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 5:07PM	 Captured LTI 14/03/2024	 14/03/2024
908, Lake Town, Block A, 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx3d, Aadhaar No: 74xxxxxxxx7626 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)			
Shri DIBYENDU SAHA Son of Late Srikrishna Saha Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 5:08PM	 Captured LTI 14/03/2024	 14/03/2024
Block BL, 259 Salt Lake, Sector 2, City:- Not Specified, P.O:- Sech Bhavan, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2M, Aadhaar No: 73xxxxxxxx8667 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
K N CHAKRABORTY Son of Late N N CHAKRABORTY HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 14/03/2024	 Captured 14/03/2024	 14/03/2024
Identifier Of Shri MIHIR DEY, Shri SHYAMAL DEY, Shri SWAPAN KUMAR DEY, Smt PUTUL BASU, Smt SNIGDHA DEY, Smt ANKITA DEY, Shri ASHIS SARKAR, Shri KALYAN SAHA, Shri DIBYENDU SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri MIHIR DEY	SIGNATURE GROUP-0.786042 Dec
2	Shri SHYAMAL DEY	SIGNATURE GROUP-0.786042 Dec
3	Shri SWAPAN KUMAR DEY	SIGNATURE GROUP-0.786042 Dec
4	Smt PUTUL BASU	SIGNATURE GROUP-0.786042 Dec
5	Smt SNIGDHA DEY	SIGNATURE GROUP-0.786042 Dec
6	Smt ANKITA DEY	SIGNATURE GROUP-0.786042 Dec

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, , Ward No: 029 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:- 1258, LR Khatian No:- 823		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190301972 / 2024

On 14-03-2024

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

Presented for registration at 16:15 hrs on 14-03-2024, at the Office of the A.R.A. - III KOLKATA by Shri ASHIS SARKAR ..

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 1,02,89,999/-

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

Execution is admitted on 14/03/2024 by 1. Shri MIHIR DEY, Son of Late Balai Chandra Dey, 82, Bangur Avenue, Flatt No. 4, 4th Floor, Block B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. Shri SHYAMAL DEY, Son of Late Balai Chandra Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 3. Shri SWAPAN KUMAR DEY, Alias Shri SWAPAN DEY, Son of Late Balai Chandra Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Smt PUTUL BASU, Wife of Dilip Kumar Basu, 528, Dum Dum Park, 3 No. Tank, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 5. Smt SNIGDHA DEY, Wife of Late Utpal Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person

Indetified by K N CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-03-2024 by Shri DIBYENDU SAHA, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K N CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2024 by Shri ASHIS SARKAR, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K N CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2024 by Shri KALYAN SAHA, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K N CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2024 1:40PM with Govt. Ref. No: 192023240421902368 on 13-03-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 7959515216627 on 13-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 86868, Amount: Rs.10.00/-, Date of Purchase: 18/01/2024, Vendor name: Abhijit Sarkar
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2024 1:40PM with Govt. Ref. No: 192023240421902368 on 13-03-2024, Amount Rs: 20,020/-, Bank: SBI EPay (SBIPay), Ref. No. 7959515216627 on 13-03-2024, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 15-03-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Execution is admitted on 15/03/2024 by Smt ANKITA DEY, Daughter of Late Utpal Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by K N CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1903-2024, Page from 72686 to 72732
being No 190301972 for the year 2024.



Signature

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2024.03.19 14:40:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 19/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

DATED THE DAY OF

2024

DEVELOPMENT AGREEMENT

BETWEEN

1. SRI MIHIR DEY
2. SHRI SHYAMAL DEY
3. SHRI SWAPAN DEY
4. SMT. PUTUL BASU
5. SMT. SNIGDHA DEY
6. SMT. ANKITA DEY

LANDOWNERS

AND

SIGNATURE GROUP

REPRESENTED BY

1. SRI ASHIS SARKAR
2. SRI KALYAN SAHA
3. SRI DIBYENDU SAHA

DEVELOPER

DRAFTED & PREPARED BY:-

MR. K.N. CHAKRABORTY,

ADVOCATE
HIGH COURT, CALCUTTA