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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 120462

8-2002332989/2022

Certified that the foregoing is conformable to registration. The Signature Officer and endorsement Stamp Attached to the document are the part of the document.

Additional District Sub-Registrar
Chowpore, Dum Dum, 24 Parganas, District

01 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 01st day of August, 2022 (Two Thousand Twenty Two) of the Christian Era;

BETWEEN

SRI. GOPAL MAJUMDER (PAN: ALXPM3326K) (AADHAR NO.6662 6535 1203) son of Subodh Majumder, by Occupation - Business, By faith Hindu, By Nationality Indian, Residing at -51, Ajoy Nagar Colony, Motijheel, North 24 Parganas, Pin- 700074, West Bengal, hereinafter called the **"VENDOR/LAND OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns of the **ONE PART**.

AND

5415
29/07/2022 Sabitra Kr

नाम: _____
 जन्म तिथि: _____
 पता: _____
 शहर: _____
 जिला: _____
 राज्य: _____
 पेशा: _____
 बताना नात सावलेजीनी आरुन
 कितरा २४ परगणा

दि. २ 26 JUL 2022
 समय: ११:००
 स्थान: १

होमि अफिस बारासाठ
 नात सावलेजीनी आरुन

प्राप्त २९/०७/२०२२
 दि. २९/०७/२०२२
 २९/०७/२०२२

2305 2022



IDENTIFIER:-

SAYANTON SARKAR
 ADVOCATE
 BLOPARE POLICE COURT
 D/O SAMER SARKAR
 52/1B Nantala Road
 KOL-700047
 8291698283.

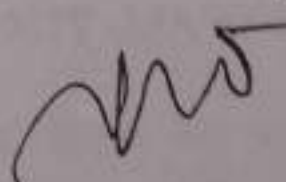
Add. District Sub-Registrar
 Coimbatore, Dum Dum
 01 AUG 2022

JOY MAA TARA DEVELOPER, (PAN- AASFJ3523F) a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely **(1) SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030 **(2) SRI SUMAN ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith — Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030, all by Religion - Hinduism, by occupation - Business, by Nationality - Indian, hereinafter called and referred as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representative and assigns or agents) of the **SECOND PART.**

WHEREAS by the virtue of Deed Of Gift Sri. Gopal Majumder got ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P) , P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the jurisdiction of South Dum Dum Municipality, District - North 24 Parganas from Governor of west Bengal which was duly registered in the office of sub registry office Barasat be the same recorded in Book no. I, Pages From 337-340, Deed-no. 0085 for the year 2009.

AND WHEREAS AND WHEREAS by the virtue of above-mentioned deed Sri. Gopal Majumder is the absolute owner of ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P) , P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the




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jurisdiction of South Dum Dum Municipality, District – North 24 Parganas and is paying taxes regularly.

AND WHEREAS the above named Owner of the First Part desirous to develop his said land in question by utilizing the same by way of raising a Multi Storied Building comprising with several Flats/ Shops and Garages and have given an offer to the Second Part **JOY MAA TARA DEVELOPER, (PAN- AASFJ3523F)** a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely **(1) SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh. P.S. Dum Dum. Kolkata — 700 030 **(2) SRI SUMAN ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith —Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030, all by Religion – Hinduism, by occupation - Business, by Nationality - Indian, all urging them thereby to develop the said land as described in the First Schedule at the cost of the Developer and in pursuance of the Building Plan as would be sanctioned by the South Dum Dum Municipality.

AND WHEREAS the party hereto of the Second Part /Developer is a well established and reputed building contractor with practical knowledge and experience of construction of (G+4) Building having good knowledge of construction of Multi-Storied Building.

AND WHEREAS the OWNERS after considering the experience and expertise of the developers by virtue of the said agreement allow the developers and its bonafide approach to the owners, have accepted the proposal of development of the property in question for raising a multistoried building on the agreed terms and conditions.



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AND WHEREAS thereafter both Parties hereto entered into this AGREEMENT with the following Terms and Conditions binding upon their respective heirs, executors, administrators, legal representatives.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

ARTICLE -I

1.1. **BUILDING** shall mean a (G+4) Building comprising with several residential Flats, Shops, Garages so to be constructed according to the plan, so to be sanctioned at the cost of the Developer by the competent Authority and so to be constructed on the said Premises of the Land Owners more fully described in the First Schedule written herein below.

1.2. **COMMON FACILITIES AND AMENITIES** shall mean the area and amenities annexed to the Building to be erected over the First Schedule of the Property which includes Entrance of the Building, Pump, lift, Septic tank, Electric Meter Space , Water Pipe Lines, Drains Under ground and Overhead Water Tanks, Motor, Staircase, and other facilities which may be required for enjoyment maintenance or management of the said building by all Occupiers of the Building which has been described in the Fifth Schedule written hereunder.

1.3. **SALEABLE SPACE:** shall mean the space within the building which is to be available as and Flats/Shops/Garages for independent use and occupation after making due provisions for Land Owner's Allocation, common facilities and space required thereof.

1.4. **MEASUREMENT OF FLAT AREA:** Measurement of Flat area shall mean Covered area plus Proportionate share of stair and lift in built up area.



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1.5 **COVERED AREA:** shall mean Flat area Plus proportionate share of Stairs i.e. carpet area and common space of common use and access.

1.6 **OWNER'S ALLOCATION & ENCAMPMENT**

A) The Owners shall get entire 1st floor and entire Ground Floor in the building from the South Dum Dum Municipality together with undivided proportionate share of land and common areas and facilities of the Building.

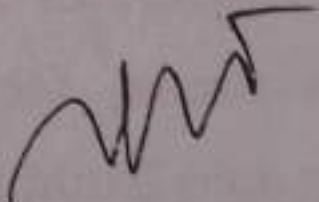
B) The Owners shall get Rs.9000/- (Nine Thousand) Only per month as House Rent.

C) The Owners shall get Rs.1,00,000/- (One Lac) Only each floor from 2nd floor roof casting after that Rs.1,50,000/- (One Lac Fifty Thousand) Only at the time of completion of brick work thereafter Rs.1,50,000/- (One Lac Fifty Thousand) Only at the time of completion Plaster work.

1.7. **DEVELOPER'S ALLOCATION:- ALL THAT** the remaining Contracted area (entire Second, Third, Fourth Floor all together if Sanctioned Building Plan to be sanctioned by competent Authority after allotting the Owners' Allocation as mentioned in Second Schedule of the said multi Storied proposed Building as per sanctioned plan will be constructed by the Developer at the said Premises described in the First Schedule together with undivided impartible proportionate share or interest in the said land at the said Premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said Building.

1.8. **BUILDING PLAN:** shall mean such plan for the construction of the Multi Storied Bulding and further extended which will be sanctioned by the




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South Dum Dum Municipality in the name of the Owners hereof including its modification and amenities and alterations if made at the cost and expenses of the Developer.

1.9 **PURCHASER** : shall mean and include any person, persons, Company, Partnership Firm etc. interested in purchasing unit or units in the proposed new building at the said Premises.

1.10 **ARCHITECT** : shall mean any experienced and qualified person or persons, firm or firms having proper, requisite and valid license as Building Architect of the Municipality to be appointed by the Developer.

1.11 **ENCUMBRANCES** : shall mean charges, liens, lispendense, claims, liabilities demands, acquisitions or requisitions of Government and Public Authorities.

ARTICLE -II

COMENCEMENT

2. THIS Agreement shall deemed to have commenced with effect from the date of signing of this Agreement i.e. from the 01st day of August, 2022.

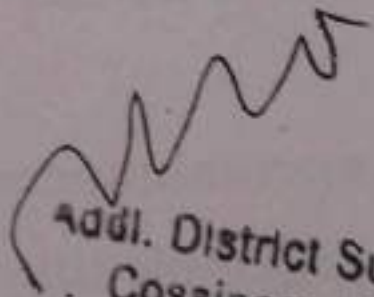
ARTICLE-III

LANDOWNER'S RIGHT AND REPRESENTATION

3.1. The Owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and shall deliver physical as well as identical possession to the Developer to develop the said Property.

3.2. The said Premises is free from all encumbrances and all attachments and the Owners have a good and clear marketable title in respect of the said Property.




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3.3. The Owners shall have every right to stay back from this agreement and cancel the power given to the DEVELOPERS, if the DEVELOPERS shall be found at fault for any reason and if anything go against the interest of the owners.

3.4. The Owners will give all power and authority to deal with the Developer's allocation save and except as specified in the Clause 1.6 stated above.

3.5. The OWNERS are liberty to cancel the "power of attorney" given in favour of the DEVELOPERS if they found any foul play in the part of the DEVELOPERS to exhaust the right of the OWNERS and the agreement amount shall stand forfeited in favor of the owners, and the OWNERS shall have every right to enter into new agreement with any other competent DEVELOPERS

ARTICLE - IV **DEVELOPER'S RIGHT**

4.1. The Owners hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct a Multi-Storied multi storied building upon the said Premises of the Owners in accordance with the building plan so to be sanctioned by South Dum Dum Municipality at the costs and expenses of the Developer in the name of the Owners with or without any amendment and/or modification to be made or caused to be made thereon by the Developer.

4.2. All applications, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the South Dum Dum Municipality shall be prepared and submitted by the Developer on behalf of the Owners and the Developer shall sign all such plans, applications, other papers and documents as and when necessary



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and all costs and expenses including plan sanctioning costs will be borne by the Developer.

4.3. It is made clear that all the constructed Areas of the Developer's Allocation in the entire proposed building those property will always belongs to the Developer herein and the Developer shall every right to enter into any Agreement for Sale and to receive any consideration money from the intending Purchaser/Purchasers and to discharge the same by issuing valid receipt for the Developer's Allocation.

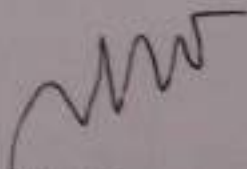
4.4. That the Developer shall every right to sell and transfer its Allocation to the prospective Purchaser/Purchasers at any cost or price at the self discretion of the Developer through any registered Deed of Conveyance in favour of the Purchaser/Purchasers by appearing any concern Registrar Offices.

4.5. Nothing in these Presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said Premises or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than exclusive license to the Developer to develop the same in terms thereof and to deal with the Developer's Allocation with interest to realize the amount invested with profit from the Sale of Developer's Allocation.

4.6. That the entire existing construction shall be demolished by the Developer and the sale proceed of the building materials shall be conducted by the Developer.

4.7. That if any, Developer's Allocation of the new proposed Building shall remain unsold, then the Developer shall have every right to let out and/or lease out in favour any person/s, office in respect of those areas and shall have every right to collect rent, premium and shall also issued valid receipt




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for the same in favour of him but the Owners shall not be liable to any of Municipal Taxes in respect any portion of the Developer's Allocation.

ARTICLE - V **CONSIDERATION**

5. That the Developer has agreed to build the said proposed Multi Storied Building on the said Premises of the Owners exclusively at its own costs and expenses and Owners shall not be required to contribute any sum towards the cost of construction of the said Building or otherwise.

5.1. That in consideration of the Owners having agreed to grant exclusive right for developing the said Premises in addition to the Owner's Allocation so provided hereunder in Second Schedule which will be clearly demarcated. The Developer has agreed to make and shall bound to make and bear several other necessary expenses as consideration for the purpose of development of the said Premises.

ARTICLE - VI **PROCEDURES**

6.1. The Owners shall execute and register one Registered revocable Power of Attorney by appointing **JOY MAA TARA DEVELOPER, (PAN-AASFJ3523F)** a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely (1) **SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh. P.S. Dum Dum. Kolkata — 700 030 (2) **SRI SUMAN ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith — Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030, all by Religion - Hinduism, by occupation - Business, by Nationality - Indian, as their constituted Attorney thus the Developer concern could do and perform all the necessary jobs and acts for construction of a Multi - Storied Building



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thereon, and the said Attorney could sell and transfer the Developer's Allocation to any intending Purchaser or Purchasers and to receive any amount of consideration from Purchasers and also to enter into any Agreement for Sale with the intending Purchasers and to receive any earnest money and or full and final amount of consideration and to issue the valid receipt for the same and also to register the said Agreement by virtue of registration of any part or any portion thereof only from the Developer's Allocation.

6.2. It is categorically agreed to between the Parties hereof that the Developer shall obtain the requisite sanctioned building plan from the authorities of the South Dum Dum Municipality at its own cost and liabilities.

6.3. That the Developer shall liable to take all steps for necessary mutation in the concerned Municipality in connection with the Flats, of the Owners .

6.4. That the Developer shall also have every right to enter into any Agreement for sale with the intending Purchasers and also to sign and execute for Registrar or unregistered the said Agreement for Sale and discharge the same in favour of the said Purchasers towards the constructed portion of the new Building in respect of Developer's Allocation only.

ARTICLE - VII **DEALING OF SPACE IN THE BUILDING**

7.1. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners construct and complete the said Multi - storied building having several self contained flats, Shops and Garages in accordance with the sanctioned building plan.



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7.2. The Developer shall on completion of the building put the Owners in undisputed possession of the Owner's Allocation to the Owners together with the proportionate right of common facilities and amenities to be enjoyed proportionately with other Owners of the Flat mentioned in the Fourth Schedule hereunder written.

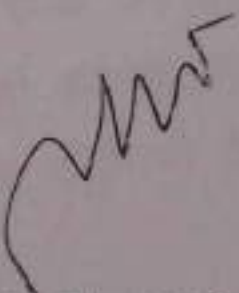
7.3. The Developer shall be liberty with exclusive right, authority and negotiate for the sale of Floors/Flats / constructed areas together with proportionate share of land excluding the space provided under Owner's Allocation so mentioned herein before of the said proposed building. It is agreed and declared by the Parties herein that the consideration money for such transfer as aforesaid including, earnest money/initial and / or part payment and total consideration thereof shall be received by the Developer and the Owners herein will have no right and share and will not be entitled to any portion thereof except the OWNERS portion of allocation.

ARTICLE - VIII **COMMON RESTRICTIONS**

8.1. The Owner's Allocation in the proposed building shall be subject to the same restriction and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

8.2. 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 nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the Building.




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8.3. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration without the previous consent of the other in this behalf.

8.4. Both the Owners and the Developer shall keep the interior wall, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the Building.

8.5. That the Owners shall always help and co-operate with the Developer for necessary development and constructional work for the proposed Building even if any work shall remain incomplete after delivered the respective possession to the Owners.

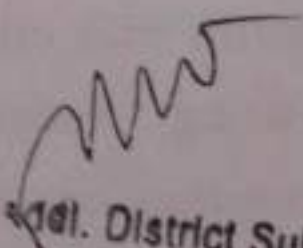
8.6. No goods or other items shall be kept by the either Party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

8.7. Neither Party shall throw or accumulate any dirt, rubbish, waster and 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.

8.8. Both the Parties hereto shall permit others' agents, workmen and representatives at all reasonable time to entire into others allocation and every part thereof for the purpose of repairing/ maintaining, rebuilding, cleaning and keeping the building and it's common areas in good order and condition.

ARTICLE - IX
OWNER'S OBLIGATIONS




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9.1. The Owners hereby agree and covenant with the Developer that during the subsistence of the agreement 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 present agreement hereof but after getting possession of their respective Flats/Shops and/or Garage and they shall have absolute right to act and do at their own volition in respect of their allocation.

9.2. That the Owners shall not claim and / or demand any amount and / or any consideration money from the Developer for selling the areas of the Developer's allocation.

9.3. That the Owners shall liable to pay all the common charges according to the Fifth Schedule as stated herein below for maintenance of the Building and the Owners shall always join their hands with the Developer for such maintenance still forming any Flat Owners s' Association and/or any Committee for such permanent maintenance according to their norms and regulations.

ARTICLE -X **DEVELOPER'S OBLIGATIONS**

10.1. The Developer hereby agree and covenant with the Owners 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 Owners.

10.2. The Developer shall complete the construction of the Building within 24 (Twenty Four) months from the date of Development agreement or to be sanctioned by the South Dum Dum Municipality The said time may be extended for further 6 (six) months. If Developer herein fails to deliver the owners allocation within the aforesaid stipulated time then the developer indemnify or give penalty to the owner herein.



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10.3 The Developer will arrange CC Certificate from the municipality with own cost at the time of handing over the flats after completion of the building.

10.4. The Developer will not break the existing structure after the sanction building plan if it is done so then the developer herein liable to construct as it is.

10.4 That, if the Developer shall fail to fulfill and / or compliance the terms and conditions as stipulated herein above and unable to complete the Owners s' Allocation within the stipulated period, in that event the Developer shall be, penalized i.e. Rs.50,00/- per month till delivery of owners allocation.

10.5 That, To keep the indemnified against all third party claims and action our of any sort of act or commission of the developer in relation to the matter of construction of building and/or transfer from the developer's allocation therein.

10.6 That, to keep the owner indemnified against all action, suit proceeding and claims that my arise out of the developers action with regard to the development of the said premises and /or for the sale/transfer from the developer's allocation.

ARTICLE - XI **MISCELLANEOUS**

11.1 The Owners and the Developer have entered into these Presents purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.



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11.2 Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served to the Developer by the Owners, if delivered by hand and acknowledged or sent by registered post with due acknowledgment to the registered Office of the Developer.

11.3. The Owners and the other Occupiers of the proposed new Building shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Owners hereby agree to abide by all the rules and regulations to be framed by any Society / Association / Holding organization and/or any other Organization who will be in charge of such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

11.4. The name of the Building will **"SRISHTI APARTMENT"** .

11.5. As and from the date of completion of the Building as well as upon delivery of possession, the Developer and / or its transferees and the Developer and / or their transferees shall each be liable to pay and bear proportionate charges on account of municipal rates and charges and other Government/ Statutory taxes & outgoing payable in respect of their respective Allocations.

11.6 Both the Owners and Developer will abide by the rules and regulations of GST as per law in force.



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11.7 Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement including the Arbitration proceedings will be at Kolkata and North 24-Parganas.

ARTICLE - XII **FORCE MAJEURE**

12.1. The Parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of force majeure.

12.2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike legal disputes and / or any other act of commission beyond the control of the parties hereto.

12.3 Apart from that any legal dispute arises between the Parties or any third Party the lapse period can not be included with the construction period i.e. 18 months.

THE FIRST SCHEDULE ABOVE REFERRED TO **(DETAILS OF THE LAND LAND)**

ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less along with tin shed structure measuring about 100 sq.ft. more or less, with cemented flooring, be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P), P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the jurisdiction of South Dum Dum Municipality, Pin- 700074, District - North 24 Parganas.

ON THE NORTH: L.O.P. NO. 115.

ON THE SOUTH : L.O.P. NO. 50.

ON THE EAST : C. Bounday .



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ON THE WEST : 16 Feet wide colony Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION:**

- A) The Owners shall get entire 1st floor and entire Ground Floor in the building from the South Dum Dum Municipality together with undivided proportionate share of land and common areas and facilities of the Building.
- B) The Owners shall get Rs.9000/- (Nine Thousand) Only per month as House Rent.
- C) The Owners shall get Rs.1,00,000/- (One Lac) Only each floor from 2nd floor roof casting after that Rs.1,50,000/- (One Lac Fifty Thousand) Only at the time of completion of brick work thereafter Rs.1,50,000/- (One Lac Fifty Thousand) Only at the time of completion Plaster work.

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the remaining Contracted area (entire Second, Third, Fourth Floor all together if Sanctioned Building Plan to be sanctioned by competent Authority after allotting the Owners' Allocation as mentioned in Second Schedule of the said multi Storied proposed Building as per sanctioned plan will be constructed by the Developer at the said Premises described in the First Schedule together with undivided impartible proportionate share or interest in the said land at the said Premises with all common areas, facilities, amenities and utilities thereto as shall be provided in the said Building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF FLATS)**

GENERAL:




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The building shall be R.C.C. Framed structure and casement sand brick works as per Design by the Architect and designer. It will be paint externally with snowcem.

FOUNDATION :

Foundation bedding shall be 3" thick R.C.C. (1:2:4) with brick ballast.

R.C.C. WORKS :

Providing and laying cement concrete with reinforcement in columns footing, beams, lintels, sunshades, columns, floor slab (1st, 2nd, 3rd) staircase, slab lofts, etc, as per design by the designer.

BRICK WALLS :

All exterior and interior brick works shall be 5" & 3" thick with cement sand mortar (1:6) (1:4) respectively.

GROUND FLOORING BEDDING :

Ground flooring bedding shall be 4" thick (average), P.C.C. (1:3:6) Over 3" thick, B.F.S. and polythene, Plinth earth will be termite treatment.

PLASTER

Inside walls of the building shall be plain single layer plastered with cement sand (1:5) mortar with pans.

FLOOR FINISH DADO, SKIRTING ETC.

- a) All bed room, drawing-cum-dining, kitchen, toilets and balcony finished by marble / Vitrified Tiles with 4" skirting.
- b) All Toilets & Kitchen by Tiles with 4" skirting.
- c) 3-0" height glazed tiles fittings on cooking platform. Cooking Table with Black stone (6'-0" x 1'-9")
- d) Dado will be upto 6'-0" height above 4" height. Skirting with colour glazed tiles in toilets.
- e) Stair case & Flooring of the stair fully by Marble.

WALL FINISHING WORKS :

All internal wall surface will be finished by wall paris over plain single layer plaster.

DOOR AND WINDOW :

1. MAIN ENTRANCE DOOR

Ply door & Garage Gate.

2. INSIDE DOORS

- a) Block Board door
- b) wood frame




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Cossipore, Dum Dum

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- c) Toilet shall be PVC door. each
All windows will be better quality Aluminum Frame channel with Glass with Grill. with flush door

ATTACH & COMMON TOILET & BASIN : -

- a) One white commode (Hindware) with white PVC Cystem each.
b) One overhead shower each.
c) One white basin in common Toilet or dining each.
d) Two bib cock each.

ROOF :

1. 3' height x 5" thick parapet wall (Cement Sand Brick) work will be provided all around the roof slab.
2. P.V.C. rain water pipe for proper drainage from roof
3. One door will be provided with necessary minimum fittings.

KITCHEN:

1. Black stone Slab with partition
2. Kitchen with Three Point i.e. chimni, water filter, plug point (5 amp) , light point, one extra one.

ELECTRICAL INSTALLATIONS :

1. Two fan point, Four light points and Three plug point in drawing and dining space. (all are modular switch and socket)
2. One fan point, three light points and two plug point in each bed room on same switch board.(One Three Bedroom Provided AC Point Extra.
3. Four points each in toilets and kitchen (one light, one exhaust).
4. All concealed wiring will be I.S., Standard copper wire to be provided.
5. One Power point in kitchen.
6. Two power points in for Fridge and T.V.
7. One calling bell in flat entrance.
8. One Light point in flat entrance
9. One A.C. Point, Gezer Point to be done.
10. Finolex Wires.
11. Electric Meter 4 Nos .

WATER SUPPLY : -

1. One R.C.C. Overhead water reservoir will be provided on roof.
2. Necessary deep tube-well with pump and motor will be installed at ground floor to deliver water to overhead reservoir or provide municipal water connection.



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3. All waste water and soil pipe line will be completed with standard 4" & 5" dia, P.V.C. pipe.

GROUND:

Compound will be paved wherever required and will have boundary wall as required.

VERANDAH : 3' ft. height grill in verandah.

WALL : Outside wall painted by weather coat.

ALTERATION :

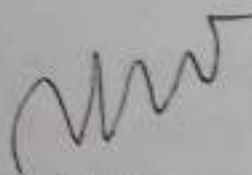
1. For any Extra Electric, Telephone and Cable T.V. Point should be informed by written above ROOF CASTING the said flat.
2. For any extra work finishing work should be informed by written before BRICK WORK of the said flat, otherwise negotiable as per Developers' bill.
3. To approx. Total cost of extra item should be deposited before the execution of such work.
4. 3 Passenger Lift will be provided

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON AREAS AND FACILITIES AND COMMON EXPENSES

1. The entire land or space lying vacant within the premises.
2. The spaces within the Building comprised of the entrance therein, landings, lobbies.
3. The foundation columns, girders, beams, supports, main walls the main gate of the Premises and the Passages, landings to the building.
4. The installation for common service such as the drainage system in the premises water supply arrangement in the premises and electric connection stair, stair case and other civil amenities if any to the premises.
5. Underground water reservoir and the reservoir on the roof of the top floor of the building or pump or deep tube well or motor, pipes ducts, roof and all apparatus and installations in the premises for common use.
6. Septic tanks, soak pits and the sewerage lines thereto connected.
7. Roof will be common.

COMMON EXPENSES




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All common expenses for maintaining roof, white washing, repairing, renovating the common area, Water pump with motor, common maintenance for common interest of all the Flat Owners s etc as decided by majority of all the Flat Owners s of the said Premises described in the First Schedule property.

IN WITNESS WHEREOF the parties herein subscribed their respective hands and seal on this day, month, and year first above written.

WITNESSES :-

1. *Trilal*

2. *Utsav Das.*
88/1 Dum Dum Road.
60030

Gopal Mahabero

SIGNATURE OF THE OWNER

JOY MAA TARA DEVELOPERS
Jayanta Santra

Partners

JOY MAA TARA DEVELOPERS
Suman Acharya.

Partners

SIGNATURE OF THE DEVELOPER

Drafted by me:

Trilal

PABITRA KUMAR MALLICK
Advocate
High Court, Calcutta
Enrol. No.- F/1400/2017




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Coosipore, Dum Dum

01 AUG 2022

SPECIMAN FORM FOR TEN FINGERPRINTS

Signature of the
Executants /
Presentants



Suman Acharya

Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

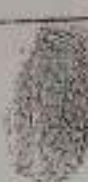
Fore

Middle

Ring

Little

Right Hand



Little

Ring

Middle

Fore

Thumb

Left Hand



Thumb

Fore

Middle

Ring

Little

Right Hand



Little

Ring

Middle

Fore

Thumb

Left Hand



Thumb

Fore

Middle

Ring

Little

Right Hand



90 Paul Mathur



Addl. District Sub-Registrar
Cossipore, Dum Dum

01 AUG 2022

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

GRN Det

GRN Details

GRN: 192022230087612578
GRN Date: 01/08/2022 13:39:09
BRN: 2690082223320
Gateway Ref ID: IGAOAYTSO1
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 01/08/2022 13:41:16
Method: State Bank of India NB
Payment Ref. No: 2002332989/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Pabitra
Address: 25 roy mallick colony
Mobile: 7278263504
Period From (dd/mm/yyyy): 01/08/2022
Period To (dd/mm/yyyy): 01/08/2022
Payment ID: 2002332989/4/2022
Dept Ref ID/DRN: 2002332989/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002332989/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2002332989/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.

Major Information of the Deed

Deed No / Year	I-1506-09994/2022	Date of Registration	01/08/2022
Deed Date	1506-2002332989/2022	Office where deed is registered	
Deed Date	01/08/2022 10:57:26 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Deed Name, Address Other Details	SAYANTONI SARKAR 88/1 DUMDUM ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL PIN - 700030, Mobile No. : 6291698283, Status : Advocate		
Transaction	Additional Transaction		
(110) Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 27,95,193/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Ajoynagar Colony, Mouza: Bagjola, . Holding No:36 JI No: 21, Pin Code : 700074

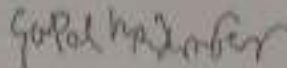
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3418 (RS -)		Bastu Bastu	2 Katha 8 Chatak 34 Sq Ft	1/-	27,68,193/-	Width of Approach Road: 16 Ft.,
Grand Total :				4.2029Dec	1/-	27,68,193 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tli Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

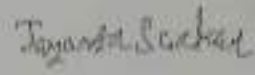
Name	Photo	Finger Print	Signature
MR GOPAL MAJUMDER Son of Mr SUBODH MAJUMDER Executed by: Self, Date of Execution: 01/08/2022 Admitted by: Self, Date of Admission: 01/08/2022, Place of Office			
01/08/2022	01/08/2022	01/08/2022	01/08/2022

AJOY NAGAR COLONY, Block/Sector: MOTIJHEEL, 51, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6K, Aadhaar No: 66xxxxxxxx1203, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022, Admitted by: Self, Date of Admission: 01/08/2022, Place : Office

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	JOY MAA TARA DEVELOPER PURBA SINTHEE ROAD, 599, City:- , P.O:- GHUGHUDANGA, P.S:-Sirshi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: AAxxxxxx3F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr JAYANTA SARKAR (Presentant) Son of Mr. SUKUMAR SARKAR Date of Execution - 01/08/2022, , Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office			
		Aug 1 2022 2:52PM	LT 21/08/2022	01/08/2022
City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx2N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY M/ TARA DEVELOPER (as PARTNER)				

SUMAN ACHARYA
 Son of Late DEBAPRASAD
 ACHARYA
 Date of Execution -
 01/08/2022, Admitted by:
 Date of Admission:
 01/08/2022, Place of
 Admission of Execution: Office



Finger Print



Signature

Suman Acharya

Aug 1 2022 3:53PM

L1
01/08/2022

01/08/2022

PURBA SINTHEE ROAD, Block/Sector: MADHUGAR, 599, City:-, P.O:- GHUGHUDANGA, P.S:-Dum
 Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu,
 Occupation: Advocate, Citizen of: India, PAN No.: AUxxxxxx7J, Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : JOY MAA TARA DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Ms SAYANTONI SARKAR Son of Mr. SAMAR SARKAR 25 ROY MALLICK COLONY, City:-, P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030			<i>Sayantoni Sarkar</i>
	01/08/2022	01/08/2022	01/08/2022

Identifier Of Mr GOPAL MAJUMDER, Mr JAYANTA SARKAR, Mr SUMAN ACHARYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL MAJUMDER	JOY MAA TARA DEVELOPER-4.20292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL MAJUMDER	JOY MAA TARA DEVELOPER-100,00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Ajoynagar Colony, Mouza:
 Bagjola, Holding No:36 JI No: 21, Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3418		Seller is not the recorded Owner as per Applicant.

Admissibility (Rule 43, W.D. Registration Rules, 1962)

Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number Stamp Act 1899.

Under Section 52 & Rule 20A(3) 46(1), W.D. Registration Rules, 1962

Registration at 13.25 hrs. on 01-08-2022, at the Office of the A.D. S.R. COSSIPORE DUMDUM by Mr. JAYANTA SARKAR.

Assessment of Market Value (WB PUVI rules of 2001)

That the market value of this property which is the subject matter of the deed has been assessed at Rs. 21/-.

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

Execution is admitted on 01/08/2022 by Mr GOPAL MAJUMDER, Son of Mr SUBODH MAJUMDER, AJJOY NAGAR COLONY, Sector: MOTUHEEL, 51, P.O:- GHUGHUDANGA, Thana: Dum Dum, North 24 Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Ms SAYANTONI SARKAR, , Son of Mr SAMAR SARKAR, 25 ROY MALLICK COLONY, P.O:- GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, b, profession Advocate

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

Execution is admitted on 01-08-2022 by Mr JAYANTA SARKAR, PARTNER, JOY MAA TARA DEVELOPER (Association of persons / Body of Individuals), PURBA SINTHEE ROAD, 599, City:- , P.O:- GHUGHUDANGA, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Ms SAYANTONI SARKAR, , Son of Mr SAMAR SARKAR, 25 ROY MALLICK COLONY, P.O:- GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, b, profession Advocate

Execution is admitted on 01-08-2022 by Mr SUMAN ACHARYA, PARTNER, JOY MAA TARA DEVELOPER (Association of persons / Body of Individuals), PURBA SINTHEE ROAD, 599, City:- , P.O:- GHUGHUDANGA, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Ms SAYANTONI SARKAR, , Son of Mr SAMAR SARKAR, 25 ROY MALLICK COLONY, P.O:- GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, b, profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W.B. Online on 01/08/2022 1:41PM with Govt. Ref. No. 192022230087612578 on 01-08-2022, Amount Rs: 21/-, Bank: EPay (Sitterpay), Ref. No. 2690082223320 on 01-08-2022, Head of Account 0030-03-104-001-10

Stamp Duty

required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-
Rs 20/-
of Stamp

Type: Impressed, Serial no 5467, Amount: Rs 5,000/-, Date of Purchase: 29/07/2022, Vendor name: Jayanta

of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 01/08/2022 1:41PM with Govt. Ref. No: 192022230087612578 on 01-08-2022, Amount Rs: 20/-, Bank: F
SBtoPay), Ref. No. 2690082223320 on 01-08-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - 1
number 1506-2022, Page from 376563 to 376592
No 150609994 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.08.03 11:30:58 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/08/03 11:30:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)