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Rs. 100
ONE HUNDRED RUPEES
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the ...06th..... Day of November, Two Thousand Twenty Four (2024) at Kolkata

BETWEEN

SHRI GOPAL MAJUMDER (ADHAAR NO. 6662 6585 1203) (PAN: ALXPM3326K), son of Subodh Majumder, by faith – Hindu, by Nationality – Indian, by Occupation: Business, residing at 51, Ajoy Nagar Colony, Motijheel, P.O. Motijheel, P.S. Nagerbazar, North 24 Parganas, PIN: 700074, hereinafter referred to and called as the "**LAND OWNER**" (which terms or expressions shall unless inconsistent with or repugnant to the context mean and include his heirs, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

ROYAL UNITY [PAN: ABHFR5132J], a **Partnership Firm**, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas, represented by its partners namely **[1] SRI ROCKY KARMAKAR [PAN: CLQPK8351K] [AADHAR: 4040 3436 8909]**, son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. – Jyangra, P.S. – Baguiati, Kolkata – 700059, District North 24 Parganas, **[2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659]**, son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/PROMOTER"** (which term or expression shall unless inconsistent with or repugnant to the context mean and include their legal heirs, executors, administrators, legal representatives, successors-in-office / interest and assigns) of the **"SECOND PART"**.

WHEREAS the Landowner herein namely Shri Gopal Majumder became the absolute owner of **ALL THAT** piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, lying and situated at **Mouza - Bagjola, J. L. No.21, E.P. No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality, District North 24 Parganas, Pin-700074, by virtue of a **DEED of GIFT dated 21/12/2009** from the **Governor of West Bengal** and which has been registered at the office of the **Additional District Sub Registrar, Barasat, North 24 Parganas**, and recorded in **Book No. I, Pages from 337-340, Deed No. 85 for the year 2009**.

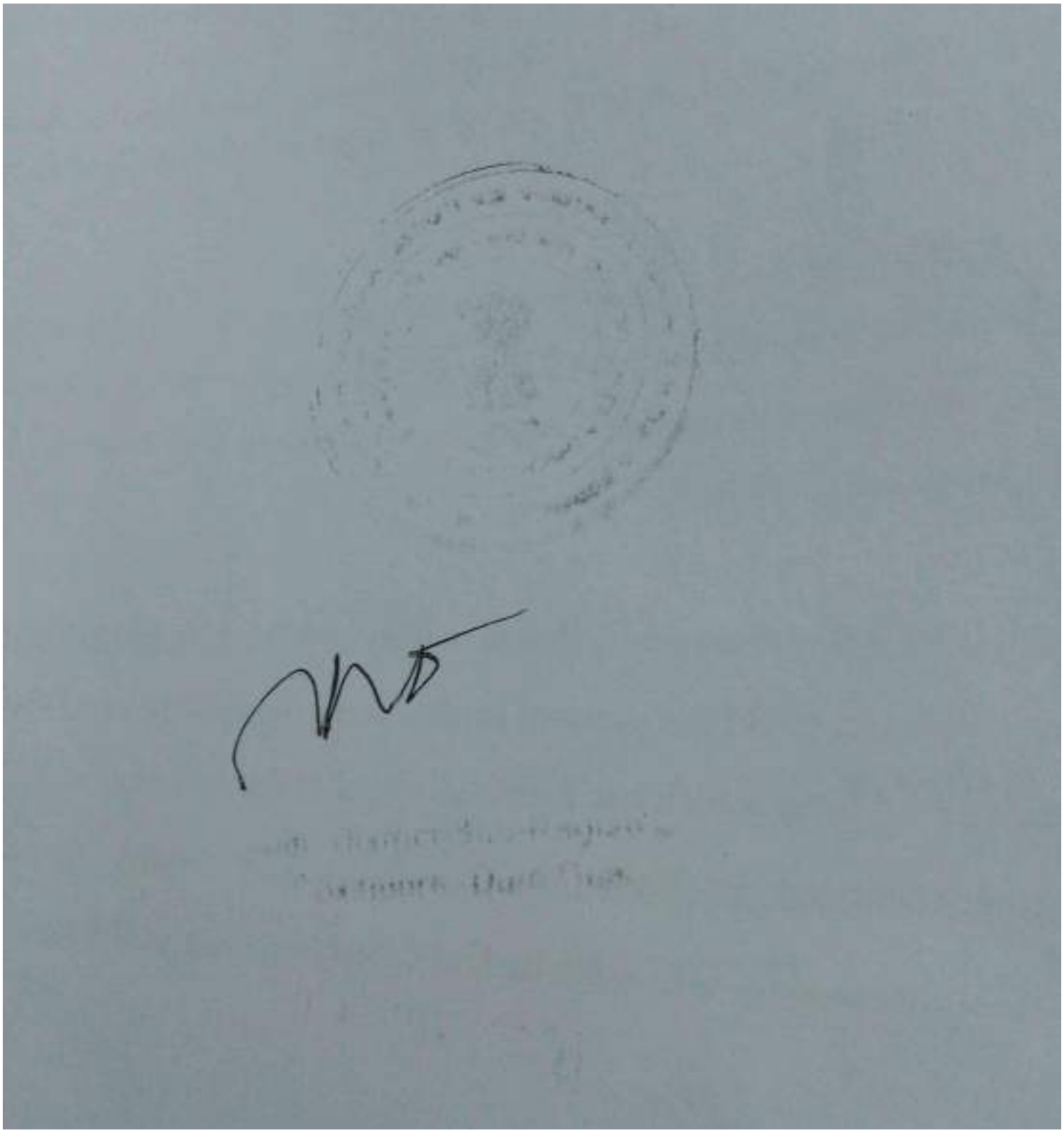
AND WHEREAS while being in peaceful possession and enjoyment of **ALL THAT** piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, lying and situated at **Mouza - Bagjola, J. L. No.21, E.P. No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, Holding

No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality, District North 24 Parganas, Pin-700074, the said **Gopal Majumder** mutated his name in the records of the South Dum Dum Municipality **on 20/10/2010 being Certificate No. A-7167** and obtained **municipal holding no. 36** and is paying taxes on regular basis.

AND WHEREAS being interested and desirous to develop the aforesaid land, the land owner herein decided to appoint a reputed Developer and accordingly approached **JOY MAA TARA DEVELOPER**, 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**, son of Sri Sukumar Sarkar, residing at 321, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, PIN-700030,District North 24 Parganas, **[2] SRI SUMAN ACHARYA**, son of Sri Debaprasad Acharya, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, PIN-700030, District North 24 Parganas, and **on 01/08/2022** entered into an registered **Development Agreement** with such terms and conditions which has been mentioned therein and registered at the office of the **A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2022, page from 376563 to 376592, being Deed No. 150609994 for the year 2022** and on the same date landowner executed a **Development Power of Attorney after registered Development Agreement** in favour of the above stated Developer and which has also been registered at the office of the **A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2022, page from 376942 to 376958, being Deed No. 150610008 for the year 2022.**

AND WHEREAS for the purpose of development of the above mentioned land of the landowner, the **JOY MAA TARA DEVELOPER,** developer therein as a constituted attorney of the landowner sanctioned a multi storied building plan from the South Dum Dum Municipality on 17/05/2024.

AND WHEREAS subsequently due to paucity of fund, **JOY MAA TARA DEVELOPER,** the developer therein could not proceed further and cancelled the said Development Agreement on 06/11/2024 and which has been registered at the office of the **A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2024 page from — to —, being Deed No. 150611424 for the year 2024** and on the same



date the landowner revoked the said development power of attorney which has also been registered at the office of the **A.D.S.R Cossipore Dum Dum and recorded in Book No. IV CD-Volume No. 1506-2026 page from ..... to ..... being Deed No. 150600330 for the year 2026**

AND WHEREAS the landowner further was in search of a reputed Developer for the purpose of development of his above mentioned land and knowing such intention of the landowner, the **ROYAL UNITY [PAN: ABJFR5132J]**, a **Partnership Firm**, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas, represented by its partners namely **[1] SRI ROCKY KARMAKAR [PAN: CLQPK8351K] [AADHAR: 4040 3436 8909]**, son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. – Jyangra, P.S. – Baguiati, Kolkata – 700059, District North 24 Parganas, **[2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659]**, son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas, the Developer herein approached the landowner for development of his land which is more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written by raising construction over there and the landowner herein accepted the said proposal of the developer on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the Parties as follows:-

1. **DEFINITION:-** unless there is anything repugnant to the subject or context;

   (a) **LAND OWNER:- SHRI GOPAL MAJUMDER (ADHAAR NO. 6662 6585 1203) (PAN: ALXPM3326K)**, son of Subodh Majumder, by faith – Hindu, by Nationality – Indian, by Occupation: Business, residing at 51, Ajoy Nagar Colony, Motijheel, P.O. Motijheel P.S. Nagerbazar, North 24 Parganas, PIN: 700074.

(b) **DEVELOPER:** shall mean **ROYAL UNITY [PAN: ABJFR5132J]**, a **Partnership Firm**, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas, represented by its partners namely **[1] SRI ROCKY KARMAKAR [PAN: CLQPK8351K] [AADHAR: 4040 3436 8909]**, son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. – Jyangra, P.S. – Baguiati, Kolkata – 700059, District North 24 Parganas, **[2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659]**, son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. – Hatiara, P.S. – New Town, Kolkata – 700157, District North 24 Parganas.

(c) **SAID LAND:** shall mean **ALL THAT** piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, lying and situated at **Mouza - Bagjola, J. L. No.21, E.P. No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, **Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality**, under A. D. S. R. Cossipore Dum Dum, in the District North 24 Parganas, PIN:700074, free from all encumbrances.

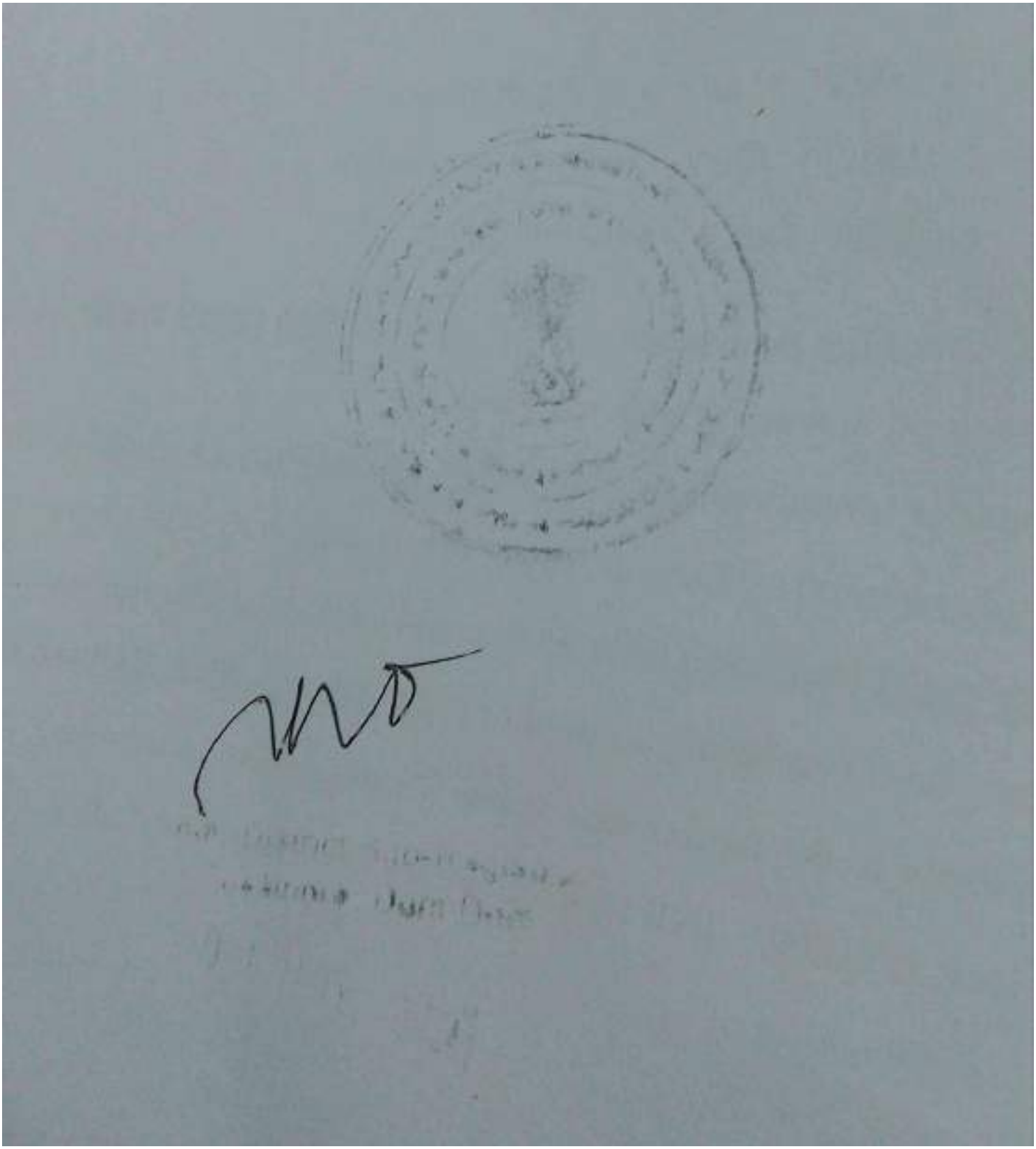
(d) **OWNERS' ALLOCATION:** shall mean:-

- **Ground Floor :-** Entire Ground Floor;
- **First Floor :-** Entire First Floor;

Apart from that the landowner shall get a sum of **INR 12,00,000/=(INR Twelve Lakh Only)** as non-refundable amount from the developer.

The developer already paid a sum of **INR 4,50,000/- (INR Four Lakh Fifty Thousand Only)** to the landowner on several dates prior to execution of this Development agreement and **INR 1,50,000/-(INR One Lakh Fifty Thousand Only)** at the time registration of this Development Agreement and remaining amount of **INR 6,00,000/- (INR Six Lakh Only)** shall be paid by the developer to the land owner as per schedule mentioned below:-

A. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Second Floor Roof Casting.



B. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Fifth Floor Roof Casting.

C. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Brick Works.

D. INR 1,50,000/- (One Lakh Fifty Thousand Only) after completion of Outside Plaster Works.

Entire Landowners' Allocation more fully and particularly mentioned hereunder in the **SECOND SCHEDULE.**

(e) **DEVELOPER'S ALLOCATION**: shall always mean the remaining constructed area of the building to be constructed in the First Schedule mentioned land of the proposed G+5 storied building, save and except the Landowners' allocation.

Entire Developers' Allocation more fully and particularly mentioned hereunder in **THIRD SCHEDULE.**

(f) **PROCEDURE**: shall mean this Development Agreement shall be executed before the concerned Registration Office and thereafter the Landowner shall execute one Development Power of Attorney in favour of the aforesaid Developer concern name, which is also to be registered and immediately after registration of such Development Agreement and Development Power of Attorney the Owner shall have duty and obligation to deliver vacant and peaceful possession of their aforesaid land.

(g) **BUILDING**: shall mean the residential and/or commercial building with necessary additional structure including common privy, as may be decided by the Developer upon sanction by the concerned appropriate authorities for the purpose of construction of the said G+5 storied building, structures and shall include the car parking and other spaces intended for enjoyment of the occupants of the proposed G+5 storied building.

(h) **COMMON AREAS/ PARTS**: shall include corridors, hallways, staircase, parkways, elevator room, pump, water reservoir, boundary wall, main gate and other

spaces and facilities required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

(i) SALEABLE SPACE: shall mean the space of the building from the proposed G+5 storied building which is available for independent use and occupation after making due provision for common facilities and the space required thereof.

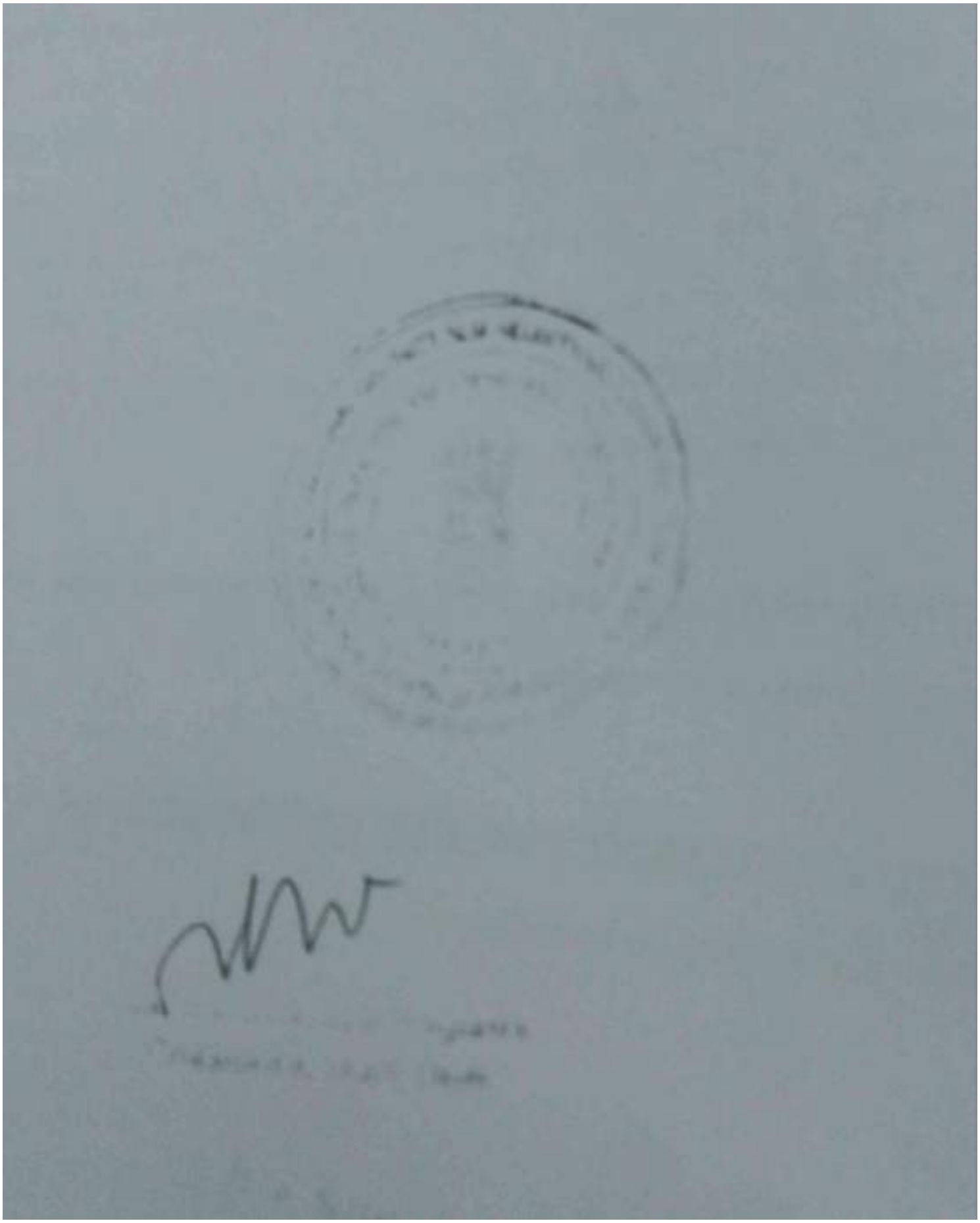
(j) ARCHITECT/ENGINEER: shall mean any qualified person or persons firm or firms to be appointed or nominated by the Developer as Architect/Engineer of the building to be constructed on the said premises.

(k) ADVOCATES: shall mean Shri Palash Mukherjee, the Advocate who is appointed herein by the Developer and he will act for and on behalf of the Developer and shall look after all legal affairs of the project including drafting of Agreement for Sale and Sale Deed, any court proceedings and any other matter throughout the project.

(l) BUILDING PLAN(S): shall mean the plan for the construction of the proposed G+5 storied building duly sanctioned by the South Dum Dum Municipality_and has obtained by the then developer as constituted attorney of the Landowner herein prior to execution of this agreement and may include any amendment thereto and improvement thereon and/or modification thereof if necessary and/or required with the cost of the Developer.

(m) TRANSFEREE: shall mean a person(s) to whom any space of the building has been agreed to be transferred.

NOW THIS AGREEMENT FURTHER WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-



1) The Land Owner do hereby authorize and empower the Developer to construct a G+5 storied building on the first schedule land as per sanctioned building plan may be modified in necessary and/or required to be modified/ revised by and at the cost of the Developer and for the aforesaid purpose/s the Land Owner shall immediately deliver peaceful and vacant possession of the said land to the Developer and shall also handover original deed and relevant necessary documents in original to the Developer at the time of execution of this development agreement and the original documents shall remain in the custody of the Developer. The Land Owner and any other heirs, successors and/or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

It is pertinent to mention here that the Developer shall return all the aforementioned original documents to the land owner after completion of construction of the proposed G+5 storied building.

LIST OF DOCUMENTS:-

a. Deed of Gift Dated 21/12/2009 being Deed No. 85 for the year 2009.
b. Mutation Certificate issued by the South Dum Dum Municipality.
c. Development Agreement dated 01/08/2022.
d. Development Power of Attorney dated 01/08/2022.
e. Cancellation of Development Agreement.
f. Revocation of Development Power of Attorney.
g. Sanctioned Building Plan.

2) The Developer shall construct the building as per the sanctioned building plan on the said plot of land at their own costs and in that connection the land owner shall execute a Development Power of Attorney in favour of aforesaid Developer herein in respect of the Scheduled property for completion of the project smoothly and to receive money / consideration from the purchaser/s and issue receipts to that effect and execute agreement for sale and deed of conveyance and present the same before the concerned registration office in respect of the flats to be constructed in the said land

and apart from this the land owner will sign all papers and all applications as required by the developer/promoter regarding the proposed project.

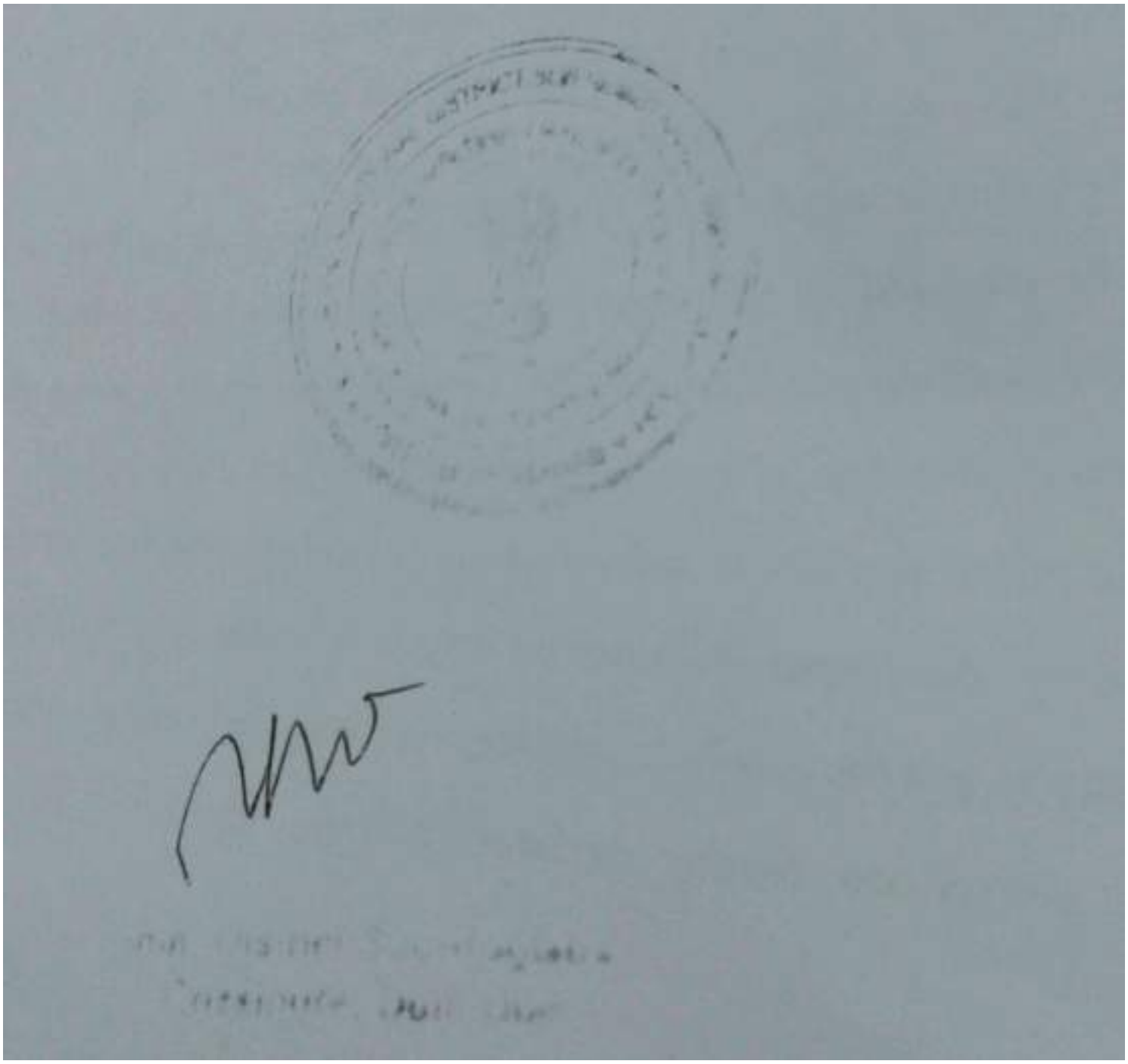
3) The Developer shall complete the construction of the said G+5 storied building and hand over the land owners' allocation within 24 (Twenty Four) months from the day of execution of this registered Joint Development Agreement and Power of Attorney and the Developer will get grace/additional period of six months further if required due to any unavoidable circumstances.

4) The Developer shall pay the Municipality and other govt. rent and taxes from the date of handing over the possession of the first scheduled property by the landowner till delivery of handing over the landowner's allocation.

5) The Developer shall be at liberty to negotiate for sale, lease, mortgage, transfer or in any manner of the total areas excluding the reserved area for the Owner with any prospective purchaser or purchasers or in course of construction or after the construction together with proportionate share of land on which the said G+5 storied building will be constructed at such consideration and on such terms and conditions and with such person or persons as the Developer think fit and proper and the Owner shall at the request of the Developer execute and register the Deed of Conveyance or Conveyances in respect of the proportionate share of the said plot of land if necessary to and in favour of the person or persons of the Developer. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payment or part payment or full payment in respect of Developer's allocation shall be received by and belong absolutely to the Developer.

6) The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of sale/transfer for his allocation of the proposed G+5 storied building including flat/flats or Apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.

7) In the event any doubt and /or defect is found in the title/ownership of the scheduled property, developer shall not be responsible any way and the land owner shall take liability to get the schedule property free for project at his own cost and expenses and the land owner do hereby declares that the scheduled land is not acquisitioned or



requisitioned by any Government Authority or any other statutory authority and the same are free from all encumbrances.

8) The Owner hereby declare and confirm the Developer that they are the sole Owner and in khas possession to the respective landed property described in the First Schedule and second schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachments, liens, lispendences, charge, adverse, claim and there is no agreement with any person or persons the Developer have not caused any search on good faith of the owner and if any discrepancy be found any time in regards to the title of the scheduled property, it shall be the sole responsibility of the Owner to make the title clear and marketable to the satisfaction of the Developer and if there is any difficulty even in such case, the Developer shall call upon the owner to rectify the same within reasonable period.

9) The Owner shall have no right or power to terminate this agreement within the period as mentioned above until or unless the Developer violates the terms and conditions contained in this agreement and it is pertinent to mention here that if any delay occurs due to defects/discrepancies of title of the said land, the period of such delay shall be excluded from the period as mentioned in above.

10) The Developer shall perform all acts in terms of this joint development agreement within the period mentioned herein, but if the developer fails to complete the work within the time period or don't perform the works on the correct time landowner shall have every right to cancel or terminate this agreement.

11) The Developer shall at their cost construct, erect and complete the said G+5 storied building in accordance with the sanctioned building plan.

12) That the name of the building shall be provided by the Developer exclusively.

13) The Developer shall be at sole liberty to engage various professional like legal advisor, architect, R. C. C. Consultants and /or Contractors whatsoever as their choice who shall take steps on behalf of the Developer from time to time. It is agreed by the parties that the entire legal jobs including registration of instrument/ document and deed of conveyances shall be done by the Advocate to be appointed by the Developer/ Promoter herein.

14) The entire construction costs for completion of entire project shall be borne and to be paid by the Developer as mentioned herein and the Owner shall not be liable to contribute any sum towards the same.

15) The Developer shall be authorized by the Owner in so far as it is necessary to apply for electricity and meters, drainages, sewerages and /or other facilities if any, available and the Owner shall execute in favour of the Developer all papers and documents as shall be required by the Developer for the said project.

16) All costs, charges and expenses including Architect fees shall be discharged and paid by the Developer and the Owner shall have no liability, responsibility in this context to the architect in any manner whatsoever.

17) The Owner shall not do any act, deed or things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of flats, units, etc. provided the Developer acts in accordance with law.

18) The Owner hereby agreed with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose from the date of execution of this agreement.

19) It is clear that the Owner shall remain bound to execute a Development Power of Attorney empowering the Developer herein to execute all such agreement for sale or transfer for and on behalf of the owner concerning the Developer's allocation in the project of the scheduled land and empowering the Developer to sign all documents relating to the scheduled land and proposed G+5 storied building over there.

20) In absence of the land owner, the legal heir/heirs shall be bound to comply the terms and conditions of this agreement and they shall not interfere with the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement within the period as mentioned above.

21) The Developer may receive the consideration money against the booking of the developers' allocation in the project as per this agreement and it is also agreed by both the parties that entire area of open roof for common use of all flat owners, that is always called developers' allocation.

22) The Developer have sole right to transfer, lease, sell, mortgage and to present all those instrument/documents for registration before the registration office to any person or

persons in respect of the developers' allocation in the project at their own discretion as per terms and conditions of this agreement and in that case, the Owner shall have no right to interfere, disturb/prevent the Developer in any manner, as the Developer have full power to take any action as they will deem fit for the portion.

23) That the land owner shall get INR 9,000/- (INR Nine Thousand Only) per month as house rent from the developer during the period of construction till hand over the physical possession of land owners' allocation.

24) That the developer shall provide 4 domestic electric meter to the land owner.

25) In the event of the Owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to take steps as per law against the Owner for appropriate relief and simultaneously in case of delay to handover owners' allocation, the land owner shall be free to take demurrage/ compensation as per law.

26) <u>THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-</u>

(a) The land on which the building will be constructed with all easements, rights and appurtenances to that land and building.

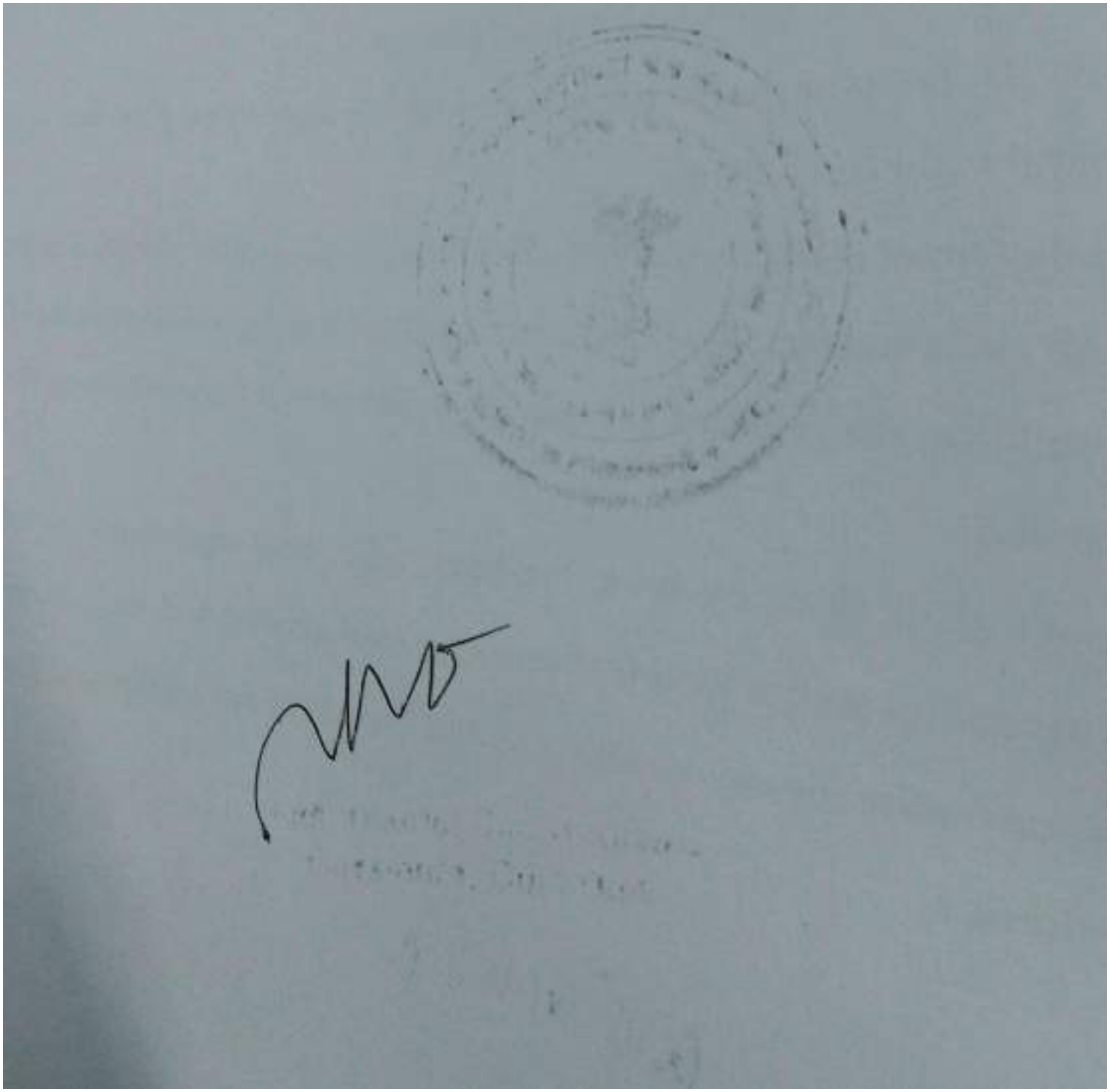
(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.

(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specifically provided in the schedule.

27) Common areas and facilities shall remain undivided and as no Flat Owner of any portion of the building shall entitled to bring any action or suit for partition or division on any part thereof.

28) Developer shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local Bodies, as the case may be, and shall attend to answer and the responsibility for any violation and/or breach of any of the said laws, bye-laws and regulations.



29) Any dispute or difference between the Parties with regard to this Development Agreement and all connected and related matters whatsoever shall be discussed and settled amicably. In the event of any failure to resolve the disputes or differences whatsoever, shall be referred to competent Court of Law.

30) That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the *force majeure* conditions i.e. flood, earthquake, riot, war, storm tempest, Civil commotion, strike and/or commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

("Said Land")

ALL THAT piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, along with 100 square feet Tin Shed Structure, lying and situated at **Mouza - Bagjola, J. L. No.21, E.P. Khatian No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, **Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality**, under A. D. S. R. Cossipore Dum Dum, in the District North 24 Parganas, PIN:700074, free from all encumbrances and butted and bounded as follows:-

On the North	: L.O.P. No. 115;
On the South	: L.O.P. No. 50;
On the East	: Common Boundary;
On the West	: 16" Wide Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

- **Ground Floor :-** Entire Ground Floor;
- **First Floor :-** Entire First Floor;

Apart from that the landowner shall get a sum of **INR 12,00,000/=(INR Twelve Lakh Only)** as non-refundable amount from the developer.

The developer already paid a sum of **INR 4,50,000/- (INR Four Lakh Fifty Thousand Only)** to the landowner on several dates prior to execution of this Development agreement and **INR**

1,50,0000/-(INR One Lakh Fifty Thousand Only) at the time registration of this Development Agreement and remaining amount of **INR 6,00,000/- (INR Six Lakh Only)** shall be paid by the developer to the land owner as per schedule mentioned below:-

A. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Second Floor Roof Casting.

B. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Fifth Floor Roof Casting.

C. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Brick Works.

D. INR 1,50,000/- (One Lakh Fifty Thousand Only) after completion of Outside Plaster Works.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

Shall mean the balance and/or remaining area of the total constructed area of the building to be constructed in the First Schedule land, save and except land owners allocation.

FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF FITTINGS, FIXTURES AND FACILITIES TO BE PROVIDED TO THE LAND OWNER

STRUCTURE:	R.C.C. column structure/building above piling (in accordance with sanctioned plan)..
External Wall:	8"/5" inch thick brick wall.
Internal Wall:	5"/3" inch thick brick wall.
Windows:	Aluminum Sliding with M. S. Grill fitted with glass of Standard quality provided in the windows..
Verandah:	Verandah covered by 3' Height Grill.

Doors:	All doors of commercial ply and the main gate fitted with standard mortise type lock and handle.
Flooring:	All rooms, Verandah, Kitchen and Toilet floors are fitted with good quality Vitrified Tiles.
Kitchen:	Cooking platform shall be black stone of minimum 6' (six) feet and one steel sink is fitted, 2' feet height standard glazed tiles above the platform is fitted and one Bib Cock provided in the kitchen, one electric light point with 15amp. Plug point and one Aqua Guard Point with 5amp. Plug point (Not for 1BHK) and one exhaust fan point.
Toilets:	European type commode of standard brand in toilet with standard P.V.C. cistern, one Bib Cock and shower system of standard quality provided in each toilet (all tap with ISI standard quality), one basin with pedestal fitted in dining hall and all toilet doors are of P.V.C.
Water Line:	All water line concealed of C.P.V.C. with sub-mersible pump provided for water supply arrangement fitted with deep tube well install thereon for common use.
Electrical Works (A):	All electric lines of concealed wiring, one A. C. Point in master bedroom (Not for 1BHK), One Fan Point, Two Light Point in each Bed Room, One 5amp. Plug point, one T. V. point provided in Dining-cum-Drawing Room & One Calling Bell point on every flat main door.
Electrical Works (B):	All wiring of Developer approved ISI standard wires & switches & boards of modular type.

Finishing:	Outside Wall Weather Coat paints or equivalent AND inside wall by wall Putty / Paris.
Lift:	One Good quality 4 (four) passengers lift shall be installed in the Building.
Extra Work:	Any extra work other than those mentioned herein above shall be charged extra as decided by the authorized engineer of the Developer and such amounts shall be deposited before the execution of such works as be agreed between the parties.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal for the day month and year first above written.

SIGNED AND DELIVERED

By the Land Owner & Developer at Kolkata

In presence of:-

1) Sourav Mojumder
Vill Ajay Nagar, Beamdem
Kol 74.

Gopal Mondal

Signature of the Land Owner

2) Palash Mukherjee.

Royal Unity
Partner

Royal Unity
Partner

Drafted by me

Signature of the Developer

Palash Mukherjee

Palash Mukherjee

Advocate

District & Session's Judges

Court at Barasat.

Contact:-+91 9477147252

F/7891476/2019

MEMO OF CONSIDERATION

RECEIVED and **ACKNOWLEDGE** of and from **M/s. ROYAL UNITY** the within named **DEVELOPER** the within mentioned sum of **INR 6,00,000/- (INR Six Lakhs only)** being Non-Refundable money out of **INR 12,00,000/- (INR Twelve Lakh Only)** as part payment in the manner as follows:-

DATE	MODE OF PAYMENT	AMOUNT (Rs.)
10/06/2024	Bank Transfer	4,50,000/-
06/11/2024	Vide Cheque No. 028504 of IDBI Bank, Rajarhat Road Branch	1,50,000/-
TOTAL : Rupees Six Lakhs Only		6,00,000/=

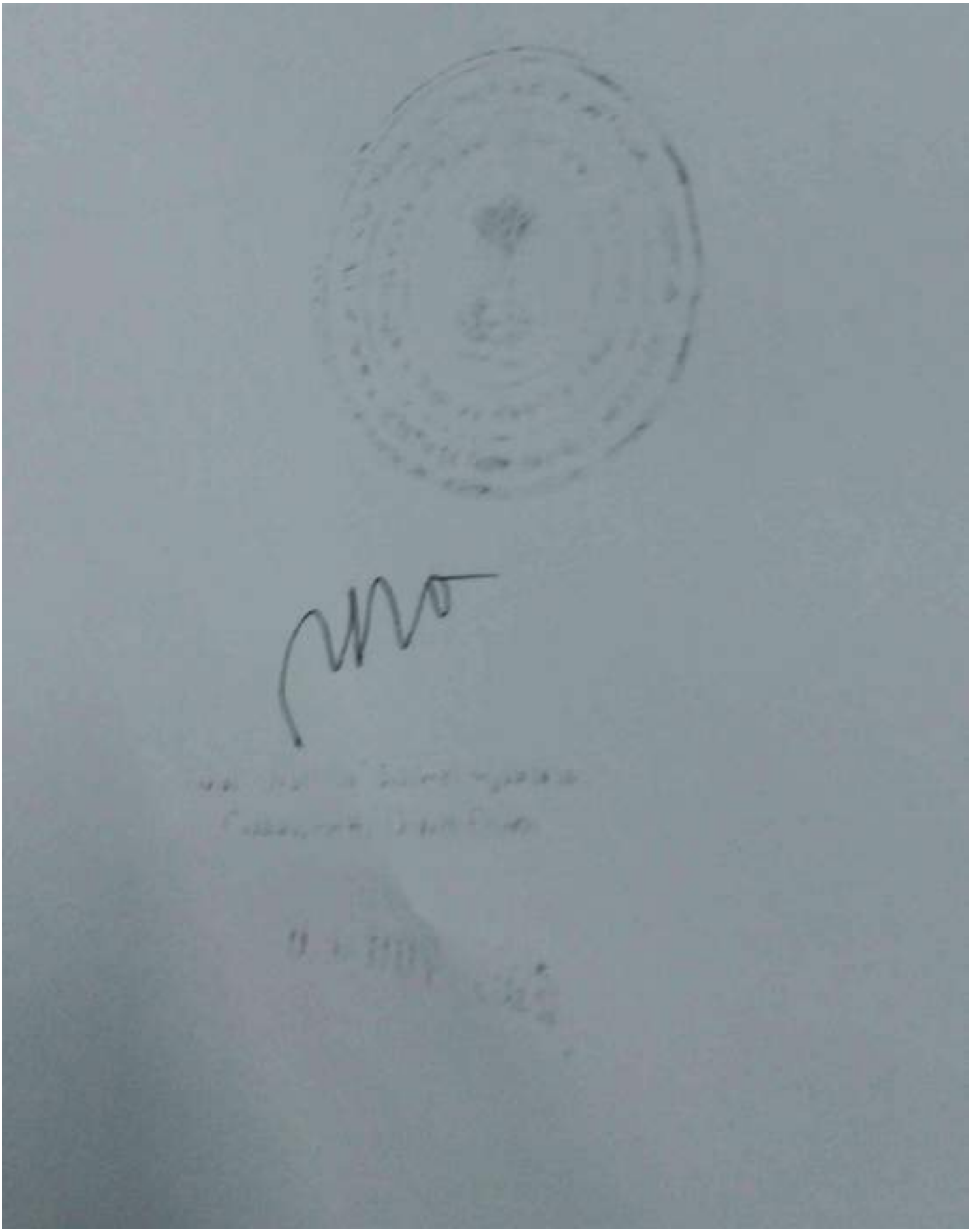
Witnesses:-

1) Sourav Mukherjee

2) Tapash Mukherjee.

Gopal Mallick

Signature of the Landowner



SIGNATURE OF THE PRESENTANT / EXECUTANT / SALLER/ BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

LH

RH.

ATTESTED :- Rocky Karmakar

LH

RH.

ATTESTED :- RAHUL NAG

LH.

RH.

ATTESTED :- Gopal Mashmakar

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

GRN Details

GRN:	19202425026529591 8	Payment Mode:	SBI Epay
GRN Date:	05/11/2024 19:04:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9688139722333	BRN Date:	05/11/2024 19:05:05
Gateway Ref ID:	2936540366	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	05112024202652959 0	Payment Init. Date:	05/11/2024 19:04:47
Payment Status:	Successful	Payment Ref. No:	2002784964/3/2024 (Query No*+Date Year)

Depositor Details

Depositor's Name:	Mr PALASH MUKHERJEE
Address:	BAGUIATI
Mobile:	9477147252
Period From (dd/mm/yyyy):	05/11/2024
Period To (dd/mm/yyyy):	05/11/2024
Payment Ref ID:	2002784964/3/2024
Dept Ref ID/DRN:	2002784964/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002784964/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2002784964/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	18942

IN WORDS: EIGHTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1506-11425/2024	Date of Registration	06/11/2024
Query No / Year	1506-2002784964/2024	Office where deed is registered	
Query Date	02/11/2024 8:22:50 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	PALASH MUKHERJEE Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700159, Mobile No. : 9477147252, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 31,05,770/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 12,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3418 (RS :-)	LR-51, (RS:-837\0)	Bastu	Bastu	2 Katha 8 Chatak 34 Sq Ft	1/-	30,75,770/-	Width of Approach Road: 16 Ft.,
	Grand Total :				4.2029Dec	1 /-	30,75,770 /-	

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/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs GOPAL MAJUMDER (Presentant) Son of Mr SUBODH MAJUMDER Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	 06/11/2024	Captured LTI 06/11/2024	06/11/2024
	City:- Rajarhat-gopalpore, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx6K, Aadhaar No: 66xxxxxxxx1203, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ROYAL UNITY** City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ROCKY KARMAKAR Son of Mr SRIDAM KARMAKAR Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 Nov 6 2024 12:58PM	Captured LTI 06/11/2024	06/11/2024
	City:- Rajarhat-gopalpore, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx1K, Aadhaar No: 40xxxxxxxx8909 Status : Representative, Representative of : ROYAL UNITY (as PARTNER)			

2	Name	Photo	Finger Print	Signature
	Mr RAHUL NAG Son of Mr RATHIN KANTA NAG Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office		Captured	
		Nov 6 2024 1:00PM	LTI 06/11/2024	06/11/2024

City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 95xxxxxxxx2659 Status : Representative, Representative of : ROYAL UNITY (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PALASH MUKHERJEE Son of Late PIJUSH MUKHERJEE City:- Rajarhat-gopalpore, P.O:- ASHWININAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700157		Captured	
	06/11/2024	06/11/2024	06/11/2024

Identifier Of Mrs GOPAL MAJUMDER, Mr ROCKY KARMAKAR, Mr RAHUL NAG

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOPAL MAJUMDER	ROYAL UNITY-4.20292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOPAL MAJUMDER	ROYAL UNITY-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 Jl 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, LR Khatian No:- 51		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150611425 / 2024

On 06-11-2024

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.

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

Presented for registration at 12:42 hrs on 06-11-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs GOPAL MAJUMDER ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,05,770/-

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

Execution is admitted on 06/11/2024 by Mrs GOPAL MAJUMDER, Son of Mr SUBODH MAJUMDER, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mr PALASH MUKHERJEE, , , Son of Late PIJUSH MUKHERJEE, P.O: ASHWININAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-11-2024 by Mr ROCKY KARMAKAR, PARTNER, ROYAL UNITY (Partnership Firm), City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr PALASH MUKHERJEE, , , Son of Late PIJUSH MUKHERJEE, P.O: ASHWININAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 06-11-2024 by Mr RAHUL NAG, PARTNER, ROYAL UNITY (Partnership Firm), City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr PALASH MUKHERJEE, , , Son of Late PIJUSH MUKHERJEE, P.O: ASHWININAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by cast Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021.00/- (B = Rs 12,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,021/-

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

Online on 05/11/2024 7:05PM with Govt. Ref. No: 192024250265295918 on 05-11-2024, Amount Rs: 12,021/-, Ba

SBI EPay (SBIePay), Ref. No. 9688139722333 on 05-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2557, Amount: Rs.100.00/-, Date of Purchase: 29/10/2024, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 7:05PM with Govt. Ref. No: 192024250265295918 on 05-11-2024, Amount Rs: 6,921/-, Bank: SBI EPay (SBIePay), Ref. No. 9688139722333 on 05-11-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 329676 to 329701

being No 150611425 for the year 2024.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas

Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.11.06 16:13:47 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 06/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

06/11/2024 ,Query No:-15062002784964 / 2024 Deed No :I-11425/2024.
Document is digitally signed.