

DATED THIS THE 18TH DAY OF JULY, 2023.

B E T W E E N

- 1) (a) SMT. CHITRA BISWAS
(b) SRI DIPAYAN BISWAS
(c) SRI ANANYA BISWAS
- 2) (a) MRS. PURABI BISWAS
(b) MRS. PARAMITA GHOSH
- 3) MR. TIMIR BARAN BISWAS
- 4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

A N D

- 1) SRI SHYAMAL DHAR
- 2) SRI DEBASHIS DHAR
BOTH PARTNERS OF
DHAR PROPERTIES
...DEVELOPER/SECOND PART

**SUPPLEMENTARY
DEVELOPMENT AGREEMENT**

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089.
Phone :- 9830056633



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02/1793802/23

AF-232408

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

19 JUL 2023

Registrar (NS 7(2))
District Sub Registrar-II
North 24 Parganas, Barasat

S U P P L E M E N T A R Y **D E V E L O P M E N T A G R E E M E N T**

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this the 18th day of July, Two Thousand Twenty Three.

BETWEEN

1) (a) SMT. CHITRA BISWAS, wife of Late Mihir Kumar Biswas, having PAN No. AJDPB2996G, and AADHAAR No. 8071 7210 6064, and Voter Identity Card No. WB/20/139/369227, by Religion - Hindu, by Occupation - Business, by Nationality - Indian,

(North), AND 4) SRI ARIJIT BISWAS, son of Late Samir Kumar Biswas, having PAN No. AEBPB8790F, and AADHAAR No. 3174 2683 4472, and Voter Identity Card No. WB/20/139/354576, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B', Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), hereinafter jointly referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

DHAR PROPERTIES, a partnership firm, having PAN No. AAPFD4128B, having its principal place of business at Premises No. 328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), represented by its Partners namely (1) SRI SHYAMAL DHAR, son of Late Debendra Bijay Dhar, having PAN No. ADOPD6771E, and AADHAAR No. 3920 1805 0334, and Voter Identity Card No. WB/20/139/342791, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No. 335, Bangur Avenue, Block - 'A', P.O.- Bangur, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), and (2) SRI DEBASHIS DHAR, son of Sri Dulal Chandra Dhar, having PAN No. AFXPD3529B, and AADHAAR No. 5263 6630 3669, and Voter Identity Card No. WB/20/139/349560, by Religion - Hindu, by Occupation - Business, residing at 328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), hereinafter referred to as the "DEVELOPER", (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include its successor-in-office heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by a deed of Indenture executed on 24th day of July, 1958, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.1, Volume No. 82, pages 93 to 100 as Being No. 5440 for year 1958, one Salla Bala Biswas, purchased the property being ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), from The Amalgamated Development Limited the vendor therein, for valuable consideration as mentioned, morefully and particularly described in the Schedule thereunder written and thereafter.

AND WHEREAS the said Salla Bala Biswas, during her life time executed her Last Will and Testament dated 24th day of August, 1991, and she appointed her two sons namely Sri Samir Kumar Biswas and Sri Prabir Kumar Biswas jointly as executors to her last Will and testament.

AND WHEREAS the said Salla Bala Biswas died testated on 26.09.1992, in terms of the said Will the said executor namely Sri Prabir Kumar Biswas and Sri Samir Kumar Biswas jointly filed an application for grant of Probate of the said Will before the Ld. District Delegate, at Barasat, North-24-Parganas, vide Misc case No.495/

2002 (Probate) and the said probate was granted on 11-10-2004, and thereafter in terms of the said Will the said Sri Mihir Kumar Biswas, Sri Prabir Kumar Biswas, Sri Timir Baran Biswas and Sri Arijit Biswas, became joint beneficiaries of the said property in terms of the said Will and by virtue thereof they have acquired the right title and interest in the said property under the said Will absolutely;

AND WHEREAS the said Samir Kumar Biswas, one of the executor died on 13.10.2015 and thereafter the other executor namely Prabir Kumar Biswas, after grant of probate, filed an inventory of the said property and credits and exhibits before the Ld. District Delegate, at Barasat, North-24-Parganas, on 11th day of September, 2018.

AND WHEREAS in terms of the said Will the said Prabir Kumar Biswas one of the executor of the said last Will and testament of Late Salla Bala Biswas, executed a Deed of Assent dated, 12th day of October, 2018, registered at the office of the Additional Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No.1904-2018, Pages from 445640 to 445658, as Being No.190411357 for the year 2018, in favour of the legatees in terms of the said Will and the said executor discharge his duty and/or handedover the possession being the aforesaid property to the legatees/beneficiaries of the said Will according to the Indian Succession Act, 1925.

AND WHEREAS by a registered Deed of Release executed on 30th day of November, 2018, registered at the office of the Additional Registrar of Assurances - IV, Kolkata, recorded in Book No. I, Volume No.1904-2018, Pages from 488899 to 488925, as Being No.190412526 for the year 2018, one Jyotsna Biswas, doth thereby and thereunder relinquish, release, disclaim her life interest in terms of the said Will as a Releasor of the one part and Sri Mihir Kumar Biswas, Sri Prabir Kumar Biswas, Sri Timir Baran Biswas and

Sri Arijit Biswas, as a Releasee of the other part and further declare that no such interest and/or right of the said property.

AND WHEREAS in accordance of the terms of the said Will, the said MR. MIHIR KUMAR BISWAS ALIAS MIHIR BISWAS, MR. PRABIR KUMAR BISWAS, MR. TIMIR BARAN BISWAS, MR. ARIJIT BISWAS, became co-owners of the property and jointly seized and possessed or otherwise become well or sufficiently entitled to ALL THAT piece of parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (Formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), togetherwith one tiles shed structure standing thereon, and thereafter jointly mutated their name in the record of the South Dum Dum Municipality and obtained a Municipal Holding No.1343, Bangur Avenue, Block - 'B', morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS said Mihir Kumar Biswas, died intestate on 17-12-2018, leaving behind his widow namely, Smt. Chitra Biswas and two sons namely Sri Dipayan Biswas and Sri Ananya Biswas, as his only legal heirs, heiresses and successors in the said property in accordance of The Hindu Succession Act, 1956 as amended up till date.

AND WHEREAS the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, jointly seized and possessed of of otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), together with two storeyed building, and thereafter jointly mutated their name in the record of the South Dum Dum Municipality and obtained a Municipal Holding No.1343, Bangur Avenue, Block - 'B', more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, jointly declare that the aforesaid property containing land as aforesaid is free from all sorts of encumbrances, charges, lispendens, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities;

AND WHEREAS the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, decided to develop their land, morefully and particularly described in the FIRST SCHEDULE hereunder, entered into a Development Agreement dated 25th day of July, 2019, registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book no.I, Volume No.1504-2019, at pages 71520 to 71588, as Being No.150401742 for the year 2019, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, executed a Development Power of Attorney dated 25th day of July, 2019, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book no.I, Volume No.1504-2019, at pages 71906 to 71954, as Being No.150401750 for the year 2019, in favour of the developer herein, to sign and execute different Agreement(s) of sale and Deed of Conveyance(s) in respect of the Developer's Allocation to the intending purchaser or purchasers in the building of the said plot of land and other terms and conditions mentioned therein.

AND WHEREAS as per terms thereof the said registered development agreement dated 25th day of July, 2019, and also Development Power of Attorney, dated, 25th day of July, 2019, the said owners, entitled to have their allocation as mentioned in the said registered Development Agreement in details therein.

AND WHEREAS the said Prabir Kumar Biswas, died Intestate on 12th day of February, 2019, leaving behind his widow namely, Smt. Purabi Biswas and only married daughter namely Mrs. Paramita Ghosh, as his only legal heirs, heiresses and successors in the said

property in accordance of The Hindu Succession Act, 1956 as amended upto date.

AND WHEREAS after the death of the said Prabir Kumar Biswas and in continuation of the said development agreement 25th day of July, 2019, the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Smt. Purabi Biswas, Mrs. Paramita Ghosh, Mr. Timir Baran Biswas and Mr. Arijit Biswas, the owners herein, jointly entered into a Supplementary Development Agreement dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. 1, Volume No. 1504-2022, Page Nos. 129681 to 129733, as Being No. 150402939 for the year 2022, with the Developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Supplementary Development Agreement dated 19th day of July, 2022, the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Smt. Purabi Biswas, Mrs. Paramita Ghosh, Mr. Timir Baran Biswas and Mr. Arijit Biswas, executed a Supplementary Development Power of Attorney dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book no. I, Volume No. 1504-2022, at pages 129799 to 129831, as Being No. 150402942 for the year 2022, in favour of the developer herein, for sign and execute different Agreement of sale and Deed of Conveyances in respect of the Developer's Allocation to the intending purchaser or purchasers in the building of the said plot of land and other contains mentioned therein.

AND WHEREAS It is necessary to execute this Supplementary Development Agreement shall be incontinuation of the said Development Agreement dated 25th day of July, 2019, registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt

Lake City, recorded in Book no.I, Volume No.1504-2019, at pages 71520 to 71588, as Being No.150401742 for the year 2019 and also Supplementary Development Agreement dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 1504-2022, Page Nos. 129681 to 129733, as Being No. 150402939 for the year 2022, due to addition of floor in the sanction plan of the said building and therefore the parties herein have agreed to execute these presents.

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

ARTICLE - I : DEFINITIONS

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

1. **OWNERS** shall mean **1) (a) SMT. CHITRA BISWAS**, wife of Late Mihir Kumar Biswas, having PAN No.AJDPB2996G, and AADHAAR No. 8071 7210 6064, and Voter Identity Card No. WB/20/139/369227, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **(b) SRI DIPAYAN BISWAS**, son of Late Mihir Kumar Biswas, having PAN No.AMTPB2271P, and AADHAAR No. 3800 5511 6754, and Voter Identity Card No. WB/20/139/369228, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **(c) SRI ANANYA BISWAS**, son of Late Mihir Kumar Biswas, having PAN No.AJNPB4583B, and AADHAAR No. 5620 3419 1210, and Voter Identity Card No. DKN3486552, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block -

B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **2) (a) MRS. PURABI BISWAS**, wife of late Prabir Kumar Biswas, having PAN No. AHPPB8786J, and AADHAAR No. 7513 2914 9979, and Voter Identity Card No. WB/20/091/969187, by faith Hindu, by occupation - Housewife, by Nationality - Indian, resident of Sitalatala Road, Hatlara, Hind Sangha Club, P.O. Hatlara, Police Station - Baguiati, Kolkata - 700157, In the District of North-24-Parganas, **(b) MRS. PARAMITA GHOSH** wife of Arijit Ghosh and daughter of Late Prabir Kumar Biswas, having PAN No. AILPG7336A, and AADHAAR No. 6364 7509 3119, and Voter Identity Card No. DKN4126934, by faith Hindu, by occupation - Housewife, by Nationality - Indian, resident of P-78, Bangur Avenue, Block - B, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, **3) SRI TIMIR BARAN BISWAS**, son of Late Surendra Nath Biswas, having PAN No. AKPPB5626E, and AADHAAR No. 4374 4438 8791, and Voter Identity Card No. WB/20/139/354594, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), AND **4) SRI ARIJIT BISWAS**, son of Late Samir Kumar Biswas, having PAN No. AEBPB8790F, and AADHAAR No. 3174 2683 4472, and Voter Identity Card No. WB/20/139/354576, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North).

2. **DEVELOPER** shall mean **DHAR PROPERTIES**, a partnership firm, having PAN No. AAPFD4128B, having its principal place of business at Premises No.328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055,

District - 24-Parganas (North), represented by its Partners namely **(1) SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, having PAN No. ADOPD6771E, and AADHAAR No. 3920 1805 0334, and Voter Identity Card No. WB/20/139/342791, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.335, Bangur Avenue, Block - 'A', P.O.- Bangur, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), and **(2) SRI DEBASHIS DHAR**, son of Sri Dulal Chandra Dhar, having PAN No. AFXPD3529B, and AADHAAR No. 5263 6630 3669, and Voter Identity Card No. WB/20/139/349560, by Religion - Hindu, by Occupation - Business, residing at 328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - 24-Parganas (North).

3. **SAID LAND** shall mean the lands, morefully and particularly described in the First Schedule hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer, or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
5. **BUILDING/PREMISES** shall mean Eight-storeyed (Ground plus Seven) building to be constructed upon the said lands in accordance with the building plan to be sanctioned by the South Dum Dum Municipality with all its variations, (morefully and particularly described in the SECOND SCHEDULE hereunder written).
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall

Further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the THIRD SCHEDULE hereunder written.

7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean vide Plan No. 342 dated 16th day of May 2023 and include site plan and other modified or rectification plans mean the plan interalia touching the construction of the building and contents thereof in the shape of flats, carparking and other space including variations therein as permissible and modification thereof, if any, as well, requiring to be sanctioned by the South Dum Dum Municipality at the cost of the developer and other statutory variation including such modifications or variations therein as may be required to be made or directed by the said South Dum Dum Municipality and agreed by the Owners.
9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer interalia of flats/units in the G+VII-storeyed building to be constructed under the project and interalia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.
10. **TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.
11. **UNITS** shall mean flats, carparking and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

12. SUPER BUILT-UP AREA : shall mean in relation to the said Unit or any other unit, according to the context, shall mean and include the built-up/plinth area of the concerned Unit (including the thickness of the external and internal walls thereof and columns therein PROVIDED THAT if any wall or column be common between two Units then one half of the area under such wall or column shall be included in the area of each such Unit/Flat) together with undivided proportionate share in staircase, and landing area thereto, adding thereto minimum twenty five percent over the total built-up area respecting the flat.

ARTICLE : II

1. **OWNERS SHARE AND ALLOCATION** shall mean that Owners will jointly get flats and carparking spaces, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under:—
 - a) **Ground floor :** Common Carparking space under the building being No.7, 8, 9, 10, 13, 14, 16, 17, 18, each measuring a covered area 120 (one hundred twenty) square feet.
 - b) **Ground floor :** Shop no.1, measuring covered area 174 (one hundred seventy four) square feet, AND Shop no.2, measuring covered area 164 (one hundred sixty four) square feet.
 - c) **First floor : Flat No.1B,** measuring super built-up area 1681 (one thousand six hundred eighty one) square feet, more or less.
 - d) **First floor : Flat No.1C,** measuring super built-up area 1034 (one thousand thirty four) square feet, more or less.
 - e) **Entire Second floor consisting of four flats :**
 - i) **Flat No.2A,** measuring super built-up area 1933 (one thousand nine hundred thirty three) square feet, more or less.

- ii) **Flat No.2B**, measuring super built-up area **1681 (one thousand six hundred eighty one)** square feet, more or less.
- iii) **Flat No.2C**, measuring super built-up area **1034 (one thousand thirty four)** square feet, more or less.
- iv) **Flat No.2D**, measuring super built-up area **1012 (one thousand twelve)** square feet, more or less.
- f) **Fourth floor :**
Flat No.4D, measuring super built-up area **1012 (one thousand twelve)** square feet, more or less.
Flat No.4A, measuring super built-up area **1933 (one thousand nine hundred thirty three)** square feet, more or less.
- g) **Fifth floor :**
 i) **Flat No.5D**, measuring super built-up area **1012 (one thousand twelve)** square feet, more or less.
 ii) **Flat No.5C**, measuring super built-up area **1034 (one thousand thirty four)** square feet, more or less.
 iii) **Flat No.5B**, measuring super built-up area **1681 (one thousand six hundred eighty one)** square feet, more or less.

The aforesaid flats, shop and carparking spaces, as contained in the building, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, District - 24-Parganas (North), morefully and particularly described in the Second Schedule hereunder written Togetherwith undivided proportionate share of the said land, (morefully and particularly described in the FIRST SCHEDULE hereunder written) upon, which the said G+VII-storeyed building to be constructed as well as all common areas and facilities mentioned in the THIRD SCHEDULE hereunder written and also

common right of the ultimate roof togetherwith common expenses and maintenance mentioned in the FOURTH SCHEDULE hereunder written togetherwith guidance and restriction mentioned in the FIFTH SCHEDULE hereunder written.

2. **DEVELOPER'S SHARE AND ALLOCATION** shall mean and include remaining constructed areas including proportionate share of stair, lift and landing areas, within the proposed building as agreed to be constructed under the project comprising different Flats, shop/office and carparking and other spaces therein, details as under:
 - a) **Ground floor** : Common Carparking space under the building being No.1, 2, 3, 4, 5, 6, 11, 12, 15, 19, each measuring covered area 120 (one hundred twenty) square feet.
 - b) **Ground floor** : Shop no.3, measuring covered area 90 (ninety) square feet, AND another Shop No.4, measuring covered area 276 (two hundred seventy six) square feet.
 - c) **First floor** : Flat No.1A, measuring super built-up area 1933 (one thousand nine hundred thirty three) square feet, more or less.
 - d) **Flat No.1D**, measuring super built-up area 1012 (one thousand twelve) square feet, more or less.
 - e) **Entire Third floor consisting of four flats** :
 - i) **Flat No.3A**, measuring super built-up area 1933 (one thousand nine hundred thirty three) square feet, more or less.
 - ii) **Flat No.3B**, measuring super built-up area 1681 (one thousand six hundred eighty one) square feet, more or less.
 - iii) **Flat No.3C**, measuring super built-up area 1034 (one thousand thirty four) square feet, more or less.
 - iv) **Flat No.3D**, measuring super built-up area 1012 (one thousand twelve) square feet, more or less.

F) Fourth floor :

- i) **Flat No.4B**, measuring super built-up area **1681 (one thousand six hundred eighty one)** square feet, more or less.
- ii) **Flat No.4C**, measuring super built-up area **1034 (one thousand thirty four)** square feet, more or less.

g) Fifth floor :

Flat No.5A, measuring super built-up area **1933 (one thousand nine hundred thirty three)** square feet, more or less.

h) Entire Sixth floor consisting of four flats :

- i) **Flat No.6A**, measuring super built-up area **1933 (one thousand nine hundred thirty three)** square feet, more or less.
- ii) **Flat No.6B**, measuring super built-up area **1681 (one thousand six hundred eighty one)** square feet, more or less.
- iii) **Flat No.6C**, measuring super built-up area **1034 (one thousand thirty four)** square feet, more or less.
- iv) **Flat No.6D**, measuring super built-up area **1012 (one thousand twelve)** square feet, more or less.

i) Entire Seventh floor consisting of four flats :

- i) **Flat No.7A**, measuring super built-up area **1933 (one thousand nine hundred thirty three)** square feet, more or less.
- ii) **Flat No.7B**, measuring super built-up area **1681 (one thousand six hundred eighty one)** square feet, more or less.
- iii) **Flat No.7C**, measuring super built-up area **1034 (one thousand thirty four)** square feet, more or less.
- iv) **Flat No.7D**, measuring super built-up area **1012 (one thousand twelve)** square feet, more or less.

The aforesaid flats, carparking spaces and shops, as contained in the building, morefully and particularly described in the Second Schedule hereunder written, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', Police Station - Lake Town, Kolkata

0055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, District - 24-Parganas (North), togetherwith undivided proportionate share in the said land (morefully and particularly described in the FIRST SCHEDULE hereunder written) whereon the said building shall be constructed as well as all common areas and facilities mentioned in the THIRD SCHEDULE hereunder written togetherwith common expenses and maintenance mentioned in the FOURTH SCHEDULE hereunder written togetherwith guidance and restriction mentioned in the FIFTH SCHEDULE hereunder written hereinafter referred to as the Developer's Allocation. Save and except the owners allocation mentioned above.

Subject to Owners having their respective allocation or share or part in the super built up areas within the building togetherwith their proportionate share respecting the same in lieu of the land, the Owners do hereby grant exclusive right to the developer to construct at its cost as agreed a G+VII-storeyed building on the said plot of lands, morefully and particularly described in the **SECOND SCHEDULE** hereunder written, and to exclusive right the developer here in to sell its Developer's portion only within its allocation to the intending purchaser or purchasers to be selected by the Developer herein.

ARTICLE III BUILDING

1. The Developer, as agreed shall at its own cost and expenses construct at the said premises a G+VII-storeyed building according to the specification mentioned in the SIXTH SCHEDULE hereunder written in accordance with the sanctioned of the building plan as aforesaid by the South Dum Dum Municipality, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be of good standard quality building materials and workmanship, without using substandard

materials, and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.

2. Subject to approval of the Developer, and that of qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding on the parties. But before submitting of the sanction plan to the municipal authority the owners will verify the plan which will be prepared by the developer. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user for application of substandard building materials, if necessary the owners architect may give approval thereto for time to time.
3. The Developer shall install and erect in the said G+VII-storeyed building at its own cost and expenses soil-test, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, Carparking and other spaces to be constructed in connection with the same being permitted by concerned Municipality.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall construct and complete the G+VII-storeyed building upon the aforesaid land.

ARTICLE - IV: CONSIDERATION

Save and except the Owners' Allocation in the proposed building as mentioned above, the Developer herein, has agreed to pay to the owners a non-refundable sum amounting to Rs.50,50,000/- (Rupees fifty lakhs fifty thousand) only, against the Owners having

agreed to entrust and give permission to the Developer to develop the said property, more fully and particularly described in the FIRST SCHEDULE hereunder written, upon construction of the proposed G+7-storied building thereon and authorizing and conferring the Developer rights, powers, benefits and privileges as enjoyed by the Owners herein and the developer herein has agreed to pay the said amount in the mode and manner as follows :-

- a) Rs. 13,85,000/- (Rupees thirteen lakhs eighty five thousand) only will be paid at the time of execution of this Agreement;
 - b) Rs. 18,35,000/- (Rupees eighteen lakhs thirty five thousand) only will be paid within 02 (two) months from the date hereof;
 - c) Rs. 18,30,000/- (Rupees eighteen lakhs thirty thousand) only will be paid within 05 (five) months from the date hereof;
- AND Upon receipt of payments as aforesaid the owners shall be under obligation to discharge valid receipts pertaining thereto.

ARTICLE V DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation as mentioned above to the Intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owners allocation in the building.
3. That the Developer hereby declares that the proposed building shall be completed within **14 (fourteen) months** from the date of execution of this agreement and for any unavoidable reasons

such time period shall be extended for the **06 (six) months** therefrom i.e; total period of **20 (twenty) months** as a whole.

4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the G+VII-storeyed building under the development project the Developer shall have all the responsibility, and liability therefor, and shall keep the Owners, their estate, and effects safe, and harmless the Developer is agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities without claiming reimbursement therefor.
5. The Owners shall not be responsible for any Income tax/GST and any other taxes in respect of the Developer's allocation in the proposed building and non payment of such taxes by the developer shall not effect the property of Owners Allocation.
6. The Developer undertakes to deliver the portion under allocation of the Owners before possession of any other portions by the Developer, the Owners having the right of the first instance in such respect, provided, however, that upon completion of the building in every details and upon notice as shall be issued by the developer requiring the Owners to take delivery of possession of their allocations if for any reason the Owners fails to do so within thirty days from the date of receipt of such notice the same shall not stand as a bar to the developer's making delivery of the portion within its allocation or any part thereof unto others according to its will or to dispose of any portion out of its allocations to any intending purchaser or purchasers thereof.
7. That the developer shall provide the Owners their alternative accommodation at its own expenses during the course of such

construction in the close vicinity of the locality, till such period the construction is completed in all respect and handover of the possession of the owner's allocation to the landowner's the cost of such accommodation will be borne by the developer in full.

8. The Developer will obtained and handover the Completion Certificate to the owner at the cost and expenses by the developer.
9. If and in case the developer not to complete and/or handover the owners' allocation at the building within total **20 (twenty) months** including the **06 (six) months** of grace period mentioned above in that event, the Developer will be liable to pay compensation of Rs. 1,00,000/- (Rupees one lakh) only per month to the owners jointly till handing over the owner's allocation.
10. The Developer further shall not be entitled to claim any additional amount of sale proceeds of the Owner's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Owner's allocation or portions thereof as may be received by the Owners herein.

ARTICLE - VI OWNERS OBLIGATIONS

1. The Owners shall pay all outstanding dues payable in respect of the said land till the date of execution of this development agreement or handing over of the land which ever is latter but the developer shall pay and/or clearup all Municipal tax and other taxes and rent relating to the First Schedule property during course of such construction and till the date of delivery of possession of the Owners in their respective constructed area.
2. The Owners have agreed to sign if required modification or revised building plan prepared by the Architect appointed by the Developer for submission to the South Dum Dum Municipality for necessary

sanction thereof. The Owners shall authorise the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan by executing necessary power of Attorney or any indenture relating to the same in favour of the Developer.

4. Subject to the preceding clauses the Owners hereby grant, exclusive, right to the Developer to construct, erect and complete the proposed building on the said land in accordance with the building plan to be sanctioned for construction of the building under the project. If, incase of any deviation in respect of the construction within the building, the developer shall be held liable and/or responsible for payment of any charges assess by the municipal authority, the owners herein have no responsibility for the same.
5. The Developer at its own cost shall submit the building plan before the South Dum Dum Municipality, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made for the building plan being required by the South Dum Dum Municipality, and other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co-operation of Owners therefor.
6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of their allocation or portions thereof, and the Owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.

7. The Owners shall execute a registered Power of Attorney authorising the Developer herein to appoint Architect, Labour, and to obtain electricity, Water, Sewerage, Drain from the South Dum Dum Municipality, and CESC, and to sign any agreement for sale, deed of conveyance or conveyances, and/or deeds for transfer of the Developer's allocation within the building, or any part thereof to intending purchaser or purchasers, who shall be nominated by the developer herein.
8. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance to the construction work of the said building by the developer on the said plot of land.
9. The Owners hereby agrees and covenants with the Developer not to Sell, let out, grant, lease, mortgage, encumber, and/or charge the said plot of land or any portion thereof, during subsistence of the present agreement.
10. The Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said lands or any portion thereof. Provide however the owners shall exercise such power in the event of failure of the developer to act and perform their duties and/or obligations contained in terms hereof.
11. The Owners further shall not be entitled to claim any additional area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Developer's allocation or portions thereof as may be received by the Developers as constituted Attorney of the Owners herein.
12. The developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in news papers and

other advertising media for making the project known to the public and the Developer herein shall choose a name for the G+VII-storeyed building to be constructed under the project it being so agreed by the parties hereto.

13. It is agreed that the developer shall be entitled to enter into any agreement for sale in respect of Developers allocations to different prospective buyers thereof, and to sell out portions thereunder in the shape of flats to the prospective buyers against such monetary consideration which shall be determined solely by the developer, and in such matters and in the matter, of receipt of bookings and/or earnest monies from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer, the Owners shall not interfere in any manner whatsoever.
14. If the Owners being the party of the First part herein dies during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Owners/developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the developers without any right to back out from such obligations in any manner whatsoever.
15. The Owners with proper reason shall be entitled to repudiate, rescind, and/or cancel this development agreement and the registered development power of attorney as has been executed by the Owners simultaneously with the execution hereof during the period of completion of the development project, as agreed upon hereinabove or act against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that of disposal of the portion under the allocation of the developer as agreed by way of transfers, and/

or till completion of such development project as a whole and further undertake that they are not filed any suit amongst them.

16. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.
17. Simultaneously with the execution hereof the Owners herein handover all photocopies of documents relating to the land morefully and particularly described in the First Schedule hereunder written, to the developer herein and the original of those documents shall be given for inspection by the authority concerned by the owners or any representative on behalf of the owners.

ARTICLE VII DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive right, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the South Dum Dum Municipality.
2. If any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to sign and execute enter into any agreement for sale and any deed of conveyance with the

intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats and/or car parking space etc., settling terms therefor with the prospective buyers therefor to sell their allotted portion together with undivided proportionate share in the lands below the same to the said intending buyers subject to requirements by the developer and constituted attorney on behalf of the Owners herein shall also execute agreement or agreements for sale, and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.

4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers in respect of Developer's allocated portion, and/or share in the said proposed building with Flats and Carparking spaces as referred to as saleable area, and can issue receipt in their name or on behalf of their firm name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.

ARTICLE VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various lawful deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority, of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein or in the Power of Attorney.

2. All flat Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be constructed under the project including all its outgoings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passages, running of pump, operating of and repairs of sanitary installation, plumbing, pump, etc., and white wash, and other items required for due maintenance of the building and/or common services.
3. Any dispute or difference which may arise between the parties with regard to the construction, meaning, purport, and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction, shall be referred to and resolved by, a sole arbitrator, as per the Arbitration and Conciliation Act, 1996 and Rules, including his statutory modifications or enactments till date, for the time being in force. The sole place of such arbitration shall be within the local limits of Kolkata and the arbitral proceedings shall be conducted in English Language only.
4. Both the parties are agreed that if and in case some deviation the construction within the building the both the parties agreed for the same.
5. The developer herein shall arrange for Owners shifting arrangement and arrange two 3(three) BHK flats at free of expenses/rent free to the Owners, throughout till handing over of Owners allocation in the proposed new building to the Owners herein, at near location.
6. The existing structure standing thereon the Developer shall be entitled to demolish the existing structure and all the building

materials as shall be available from the said building, and the sale proceeds thereof shall be the exclusive property of the Developer. The Owners shall not have any claim and/or right to and/or say in the matter of demolition of the said building, and the materials available therefrom, and the sale proceeds thereof.

7. If the Developer herein gets further sanction of construction over and above the number of floors of the G+VII-storied building as has been sanctioned by the Municipality for further construction of a floor in such an event the Developer will have authority to make further construction over the ultimate roof subject to the mutual settlement by both the developer and owners.

ARTICLE IX OWNERS' INDEMNITY

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

ARTICLE X DEVELOPER'S INDEMNITY

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

ARTICLE XI FORCE MAJEURE

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

EXPLANATION:

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

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

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Resa No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian

No. 84, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), together with one tiled shaded structure standing thereon, measuring area 650 (six hundred fifty) square feet, cemented finish, more or less, butted and bounded as follows:—

ON THE NORTH : By Plot No.46, Bangur Avenue.

ON THE SOUTH : By 20' wide Road;

ON THE EAST : By 25' wide Road,

ON THE WEST : By Plot No.55, Bangur Avenue,

All of Bangur Avenue, Block - 'B'.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT proposed G+VII-storeyed brick-built messuage tenement hereditament and premises and/or building **TOGETHER WITH** the a piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built building, containing area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Resa No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in the District - 24-Parganas (North),

butted and bounded as follows:—

- ON THE NORTH** : By Plot No.46, Bangur Avenue.
ON THE SOUTH : By 20' wide Road;
ON THE EAST : By 25' wide Road,
ON THE WEST : By Plot No.55, Bangur Avenue,
All of Bangur Avenue, Block - 'B'.

THIRD SCHEDULE REFERRED TO:

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

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

premises of the building as are necessary for use and occupancy of the respective units.

11. Electrical Wiring, meters (excluding those installed for any particular **UNIT** and the landowner's allocation).
12. **GENERAL COMMON ELEMENTS** and facilities meant for the said **'UNIT'**.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said **'UNIT'**, side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
 - i) Utility lines, telephone and electrical systems contained within the said building.
 - h) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Vendors and the

other Owners—the purchaser herein, or other purchasers of different units, subject to limitation, if any, to his such rights, the purchaser or purchasers being entitled to use and enjoy the ultimate roof and/or terrace with the Vendors, other purchaser, or purchasers without causing inconvenience to one another.

FOURTH SCHEDULE ABOVE REFERRED TO

THE OWNERS AND THE INTENDING PURCHASER OR PURCHASERS AFTER DELIVERY POSSESSION OF THE FLAT SHALL HAVE TO BEAR PROPORTIONATE:—

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

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

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building housing the same.

8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, swerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of his flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of his UNIT only in any colour of their choice.
10. To encroach any common portion of the building, jeopardie the user thereof, nor to encumber any of such portion in any manner whatsoever.
11. The purchaser of the UNIT together with other purchaser or Owners of the other flats shall must have the obligations to form an association of such unit Owners being members thereof for such purpose according to the provisions of Apartment Ownership Act. and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

SIXTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS

1. BUILDING IN GENERAL : R. C. C. from structured building with good quality and proper R. C. C. foundation as per the design of Architect/Engineer.
2. OUTSIDE/PARTITION WALLS : Outside walls will be 8" and partition walls will be 5"/3" the standard quality brick in proper sand cement mortar.
3. WALL AND CELLING : Inside the walls and ceiling will be plastered with sand cement mortar and Paris with plaster proper proportion and finished.
4. FLOORING : Entire floor Vitrified tiles finish.
5. KITCHEN : Floor will be provided Anti scrit Vitrified tiles togetherwith Black stone with Black Granite platform, one Stainless sink on the kitchen and design glazed tiles upto Three feet height from the kitchen platform and two tap water connection.
6. DOORS & WINDOWS : Main door flush door decorative and all other doors flush door with primer coat and aluminum anodise sliding window with intergreated M.S. grill and 3 mm glass panels provided for all windows.
7. TOILET : Toilet floor anti scrit vitrified tiles finish and European type/Indian type commode with push-valve and one wash basin in each toilet and wall tiles upto door heights, one CP pillar cock, Bib cock, Angular cock, Wall mixture with bend shower provision, overhead shower, hang shower.

8. WATER SUPPLY : 24 hours water supply through Deep Tubewell and Municipal water line.
9. ELECTRIFICATION : Concealed wire.
 - a) Bed Room - Three light points, One fan point, One 5A plug point.
 - b) Kitchen - Two Light point, One Exhaust fan point, One 15A plug point and 5amp plug point.
 - c) Toilet : Two light points, one exhaust point and Gyser point.
 - d) Verandah - One light point and One 5 amp plug point.
 - e) Dining-cum-living - Five light points, Three Fan points, Two 5A plug point, Two 15A plug point, provision for T.V. and Telephone Socket without cable or wiring.
 - f) One AC point each flat.
10. ALL stairs and landing of the stairs will be finished by marble and common areas will be provided plaster of paris with colour paints.
11. SEWERAGE : ALL sewerage lines will be connected to the septic tank through under ground pipe line, surface, drainage, system will be provided.
12. WATER LINE/PLUMBING : Concealed PVC pipe lines in Toilet and kitchen and outside water lines exposed PVC pipe. PVC soil lines, PVC rain water lines.
13. Roof - Finished with water proofing roof tiles.
14. Lift facilities all the floor.

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

SIGNED, SEALED & DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF:

1. *Suman's Sengupta*
310, Bangor Avenue
Block-A, KOL-55
2. *Rachhel Mondal.*
GopinPUR, Gaurapeta
Bangaon, 743251

SIGNED, SEALED & ACCEPTED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF:

1. *Suman's Sengupta*
2. *Rachhel Mondal.*

Drafted by :

Manik Lal De
Mr Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988

Chitra Biswas
1) (a) SMT. CHITRA BISWAS

Dipayan Biswas
(b) SRI DIPAYAN BISWAS

Ananya Biswas
(c) SRI ANANYA BISWAS

Purabi Biswas
2) (a) MRS. PURABI BISWAS

Paramita Ghosh
(b) MRS. PARAMITA GHOSH

Timir Baran Biswas
3) MR. TIMIR BARAN BISWAS

Arijit Biswas
4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

Dhar Properties
[Signature]
Partner

1) SRI SHYAMAL DHAR

Dhar Properties

[Signature]
Partner

2) SRI DEBASHIS DHAR

BOTH PARTNERS OF
DHAR PROPERTIES

...DEVELOPER/SECOND PART

(41)

RECEIVED from the developer herein a sum of **Rs.13,85,000/-** (Rupees thirteen lakh eighty five thousand) only, in the following manner as stated herein below:—

Memo of Consideration

Cheque No./ DD/RGTS	Dated	Drawn on	Amount
000125	25-04-2023	Bandhan Bank	3,21,250.00
000126	25-04-2023	Bandhan Bank	3,21,250.00
000127	25-04-2023	Bandhan Bank	3,21,250.00
000128	25-04-2023	Bandhan Bank	3,21,250.00
000085	26-09-2023	Bandhan Bank	25,000.00
000086	26-09-2023	Bandhan Bank	25,000.00
000088	26-09-2023	Bandhan Bank	25,000.00
000089	26-09-2023	Bandhan Bank	25,000.00
TOTAL RUPEES THIRTEEN LAKH EIGHTY FIVE THOUSAND ONLY.		TOTAL Rs.	13,85,000.00

WITNESSES

1. *Desam's Smylee*

Chitra Biswas.

1)(a) SMT. CHITRA BISWAS

Dipayan Biswas

(b) SRI DIPAYAN BISWAS

2. *Rachael Mondal.*

Ananya Biswas

(c) SRI ANANYA BISWAS

Purabi Biswas.

2) (a) MRS. PURABI BISWAS

Paramita Ghosh

(b) MRS. PARAMITA GHOSH

Timir Baran Biswas.

3) MR. TIMIR BARAN BISWAS

Arijit Biswas

4) MR. ARIJIT BISWAS

...OWNERS/ FIRST PART



Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little



Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little



Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little

					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right)	Ring Hand)	Little	
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right)	Ring Hand)	Little	
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right)	Ring Hand)	Little	

					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little
					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little
					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little



Government of West Bengal

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

Signature / LTI Sheet of Query No. Year 15022001793802/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs CHITRA BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Land Lord			Chitra Biswas 18-07-2023
2	Mr DIPAYAN BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Land Lord			Dipayan 18/07/2023
3	Mr ANANYA BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 70 0089	Land Lord			Ananya 18/07/2023



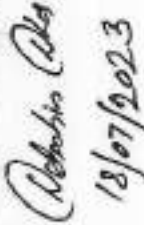
Query No:-15022001793802/2023, 18/07/2023 11:34:10 AM D.S.R. NORTH 24-PARGANAS

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs PURABI BISWAS Sitakata Road, Hatira, Hind Sangha Club, City:- Not Specified, P.O:- Hatira, P.S:-Bagulati, District:-North 24- Parganas, West Bengal, India PIN :- 700157	Land Lord			<i>Purabi Biswas</i> 18/7/2023
5	Mr TMIR BARAN BISWAS 58, Bangur Avenue, Block/Sector: B, City:-Not Specified, P.O:-Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Land Lord			<i>Tmir Baran Biswas</i> 18/07/2023
6	Mr ARIJIT BISWAS 58, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 70005 5	Land Lord			<i>Arijit Biswas</i> 18/7/23



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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr S HAMAL DHAR 335, Bagur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24 Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [DHAR PROPER TIES]			 18.7.2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr DEBISHIS DHAR 328, Bagur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24 Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [DHAR PROPER TIES]			 18/07/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mrs PARAMITA GHOSH P-78, Bagur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24 Parganas, West Bengal, India, PIN:- 700055	Land Lord			 18/07/2023



Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
71 Mr ALOK DAS Son of Late K. M Das 32, Vivekananda Nagar, City:- Neot Specified, P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700058	Mrs CHITRA BISWAS, Mr DIPAYAN BISWAS, Mr ANANYA BISWAS, Mrs PURABI BISWAS, Mr TIMIR BARAN BISWAS, Mr ARIJIT BISWAS, Mr SHYAMAL DHAR, Mr DEBASHIS DHAR, Mrs PARAMITA GHOSH			<i>Alok Das</i> 18-07-2023

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

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



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



192023240130706898

DRN Details

DRN : 192023240130706898
DRN Date: 17/07/2023 14:54:35
DRN : 4467014393127
Gateway Ref ID: 926707826
GRIPS Payment ID: 170720232013070686
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBLePay Payment Gateway
BRN Date: 17/07/2023 14:55:09
Method: Axis Bank-Retail NB
Payment Init. Date: 17/07/2023 14:54:35
Payment Ref. No: 2001793802/14/2023
[Query No*/Query Year]

Propositor Details

Propositor's Name: Mr DEBASHIS DHAR
Address: 328, BNAGUR AVENUE, BLOCK- A, KOLKATA - 700055
Mobile: 8240859108
Email: debashisdhar2012@gmail.com
Period From (dd/mm/yyyy): 17/07/2023
Period To (dd/mm/yyyy): 17/07/2023
Payment Ref ID: 2001793802/14/2023
Payment Ref ID/DRN: 2001793802/14/2023

Payment Details

No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
	2001793802/14/2023	Property Registration- Stamp duty	0030-02-103-003-02	75021
	2001793802/14/2023	Property Registration- Registration Fees	0030-03-104-001-16	13903
Total				88924

WORDS: EIGHTY EIGHT THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

PAID


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



নিৰ্বাচকের নাম : অলোক দাস
 Elector's Name : Alok Das
 পিতার নাম : কৃষ্ণমোহন দাস
 Father's Name : Krishnamohan Das
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth : XX/XX/1975

DIW2956449
 ঠিকানা:
 32 বিবেকানন্দ নগর কামারহাটী 33 বেলঘরিয়া উত্তর 24
 পর্গনা 700056
 Address:
 32 Vivekananda Nagar/Kamarhati 33
 Belgharia North 24 Parganas 700056



Date: 11/08/2007
 136-কামারহাটী নির্বাচন কেন্দ্রের নির্বাহক নিবন্ধন
 অফিসারিণের স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 136-Kamarhati Constituency

বিজ্ঞপ্তা পরিবর্তন হলে নতুন বিজ্ঞপ্তি ফর্মটি পূরণ করে
 ফর্মটি ও এটি নতুন নতুন পত্রিকার মাধ্যমে
 নতুন নিবন্ধন করে এই পরিবর্তনের নথিটি উত্তর 24
 পর্গনা 700056
 In case of change in address mention the Card No.
 in the relevant form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Major Information of the Deed

J :	I-1502-05520/2023	Date of Registration	19/07/2023
No / Year	1502-2001793802/2023	Office where deed is registered	
ry Date	16/07/2023 12:42:10 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,85,000/-]		
Set Forth value	Market Value		
	Rs. 3,11,20,495/-		
Stampduty Paid[SD]	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 13,903/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, Premises No: 56, , Ward No: 29, Holding No:1343 JI No: 32/20, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1305 (RS -)	LR-61	Bastu	Bastu	2 Katha 6 Chatak 20 Sq Ft		86,49,999/-	Width of Approach Road: 25 Ft.
L2	RS-1305/1328	RS-834	Bastu	Bastu	6 Katha 3 Chatak 4 Sq Ft		2,22,94,996/-	Width of Approach Road: 25 Ft.
		TOTAL :			14.1831Dec	0/-	309,44,995/-	
		Grand Total :			14.1831Dec	0/-	309,44,995/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	650 Sq Ft.	0/-	1,75,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	650 sq ft	0/-	1,75,500/-	

Details :

Name, Address, Photo, Stamp and Signature

Mrs CHITRA BISWAS

Wife of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx6G, Aadhaar No: 80xxxxxxxx6054, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

Mr DIPAYAN BISWAS

Son of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, 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: Service, Citizen of: India, PAN No.: AMxxxxxx1P, Aadhaar No: 38xxxxxxxx6754, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

Mr ANANYA BISWAS

Son of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, 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.: AJxxxxxx3B, Aadhaar No: 56xxxxxxxx1210, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

Mrs PURABI BISWAS

Wife of Late Prabir Kumar Biswas Sitalatala Road, Hatiera, Hind Sangha Club, City:- Not Specified, P.O:- Hatiera, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx6J, Aadhaar No: 75xxxxxxxx9979, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

Mr TIMIR BARAN BISWAS

Son of Late Surendra Nath Biswas 56, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx6E, Aadhaar No: 43xxxxxxxx8791, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

Mr ARIJIT BISWAS

Son of Samir Kumar Biswas 56, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx0F, Aadhaar No: 31xxxxxxxx4472, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Pvt. Residence

PARAMITA GHOSH

Paramita Ghosh P-78, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Self, Citizen of: India, PAN No.: Axxxxxx6A, Aadhaar No: 63xxxxxxx3119, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/07/2023
Admitted by: Self, Date of Admission: 18/07/2023, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHAR PROPERTIES 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, PAN No.: AAxxxxxx8B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHYAMAL DHAR Son of Late Debendra Bijay Dhar 335, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1E, Aadhaar No: 39xxxxxxx0334 Status : Representative, Representative of : DHAR PROPERTIES (as Partner)
2	Mr DEBASHIS DHAR (Presentant) Son of Mr Dulal Chandra Dhar 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx9B, Aadhaar No: 52xxxxxxx3669 Status : Representative, Representative of : DHAR PROPERTIES (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK DAS Son of Late K M Das 32, Vivekananda Nagar, City:- Not Specified, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			

Identifier Of Mrs CHITRA BISWAS, Mr DIPAYAN BISWAS, Mr ANANYA BISWAS, Mrs PURABI BISWAS, Mr TIMIR BARAN BISWAS, Mr ARIJIT BISWAS, Mr SHYAMAL DHAR, Mr DEBASHIS DHAR, & Ms PARAMITA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-0.330646 Dec
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-0.33025 Dec
3	Mr ANANYA BISWAS	DHAR PROPERTIES-0.33025 Dec
4	Mrs PURABI BISWAS	DHAR PROPERTIES-0.495573 Dec
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-0.991146 Dec
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-0.991146 Dec
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-0.495573 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-0.852226 Dec
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-0.851205 Dec
3	Mr ANANYA BISWAS	DHAR PROPERTIES-0.851205 Dec
4	Mrs PURABI BISWAS	DHAR PROPERTIES-1.27732 Dec
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-2.55464 Dec
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-2.55464 Dec
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-1.27732 Dec

Transfer of property for S

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-54.21000000 Sq Ft
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-54.14500000 Sq Ft
3	Mr ANANYA BISWAS	DHAR PROPERTIES-54.14500000 Sq Ft
4	Mrs PURABI BISWAS	DHAR PROPERTIES-81.25000000 Sq Ft
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-162.50000000 Sq Ft
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-162.50000000 Sq Ft
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-81.25000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, Premises No: 56, , Ward No: 29, Holding No:1343 JI No: 32/20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1305, LR Khatian No:- 61		Seller is not the recorded Owner as per Applicant.
L2	RS Plot No:- 1305/1328, RS Khatian No:- 834		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150205520 / 2023

Market Value (W.B.P.U.M. rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,20,495/-

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-07-2023, at the residence of Mr. DEBASHIS DHAR, .

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

Presented for registration at 20:25 hrs on 18-07-2023, at the Private residence by Mr DEBASHIS DHAR, .

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

Execution is admitted on 18/07/2023 by 1. Mrs CHITRA BISWAS, Wife of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 2. Mr DIPAYAN BISWAS, Son of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Service, 3. Mr ANANYA BISWAS, Son of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 4. Mrs PURABI BISWAS, Wife of Late Prabir Kumar Biswas, Sitatatala Road, Hatiera, Hind Sangha Club, P.O: Hatiera, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 5. Mr TIMIR BARAN BISWAS, Son of Late Surendra Nath Biswas, 56, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 6. Mr ARIJIT BISWAS, Son of Samir Kumar Biswas, 56, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 7. Mrs PARAMITA GHOSH, Wife of Arijit Ghosh, P-78, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Indetified by Mr ALOK DAS, ., Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, . North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 18-07-2023 by Mr SHYAMAL DHAR, Partner, DHAR PROPERTIES (Partnership Firm), 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr ALOK DAS, ., Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belghana, . North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Execution is admitted on 18-07-2023 by Mr DEBASHIS DHAR, Partner, DHAR PROPERTIES (Partnership Firm), 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

by Mr ALOK DAS, Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, North
anans. WEST BENGAL, India. PIN - 700056, by caste Hindu, by profession Service

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 19-07-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,903.00/- (B = Rs 13,850.00/- , E = Rs 21.00/- H = Rs 28.00/- M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,903/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2023 2:55PM with Govt. Ref. No: 192023240130706898 on 17-07-2023, Amount Rs: 13,903/-, Bank:
SBI EPay (SBIPay), Ref. No. 4467014393127 on 17-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs
100.00/-, by online = Rs 75,021/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 277, Amount: Rs.100.00/-, Date of Purchase: 01/11/2022. Vendor name: Rajita
Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2023 2:55PM with Govt. Ref. No: 192023240130706898 on 17-07-2023, Amount Rs: 75,021/-, Bank:
SBI EPay (SBIPay), Ref. No. 4467014393127 on 17-07-2023, Head of Account 0030-02-103-003-02

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 166437 to 166498

being No 150205520 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.08.14 11:08:28 +05:30
Reason: Digital Signing of Deed.

Rita Lepcha) 2023/08/14 11:08:28 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

DATED THIS THE 18TH DAY OF JULY, 2023.

B E T W E E N

- 1) (a) SMT. CHITRA BISWAS
(b) SRI DIPAYAN BISWAS
(c) SRI ANANYA BISWAS
- 2) (a) MRS. PURABI BISWAS
(b) MRS. PARAMITA GHOSH
- 3) MR. TIMIR BARAN BISWAS
- 4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

A N D

- 1) SRI SHYAMAL DHAR
- 2) SRI DEBASHIS DHAR
BOTH PARTNERS OF
DHAR PROPERTIES
...DEVELOPER/SECOND PART

SUPPLEMENTARY DEVELOPMENT AGREEMENT

Drafted by

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089.
Phone :- 9830056633