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SAMIR HALDER,
ADVOCATE
HIGH COURT CALCUTTA



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Dist. Sub-Registrar
Sodepur, North 24 Parganas

15 JUL 2024

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SRI PRABIR KUMAR AICH (PAN: **ADBPA1057B**), (AADHAAR no.309737126089)(D.O.B-13.11.1959) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion- Hindu, by Occupation- Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 West Bengal, hereinafter called and referred to as the "**VENDOR/OWNER**" [which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives and assigns etc.] the **FIRST PARTY**.

AND

'OMSTIK PROPERTIES PRIVATE LIMITED' [PAN-AAECO3977D], (date of incorporation:20.05.2024) a Company incorporated under the Companies Act, 1956, having its office at : T.N.Banerjee Road, Sukhcahr within the local limits of Panihati Municipality, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, District: North 24 Parganas, represented by its Directors namely 1) **SRI SOHAM AICH**, (PAN-AHHPA2791A) (AADHAAR NO.592407666456) (D.O.B-26.01.1983)son of Sri Prabir Kumar Aich, by faith: Hindu, by nationality : Indian, by occupation : Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, & 2. **SRI PRABIR KUMAR AICH** (PAN: **ADBPA1057B**) , (AADHAAR no.309737126089)



Adl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

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(D.O.B-13.11.1959) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion- Hindu, by Occupation-Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 West Bengal, hereinafter called and referred to as the 'DEVELOPER' [which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-business, executors, representatives, administrators and/or assigns etc.] the **SECOND PARTY.**

WHEREAS one First part is the absolute owner by purchasing a plot of land measuring more or less 7 Cottah 30 sq.ft. with all sorts of easement rights appertaining thereto, lying and situated under District - North 24 Parganas, P.S.- Khardah, A.D.S.R.O. - Barrackpore now Sodepur, Mouza - Sukchar, J. L. No. - 9, Re. Su No. - 14, Touzi No. - 156, R. S. Khatian No. - 232, R. S. Dag No. - 1835 within the local limits of Panihati Municipality by virtue of a registered Deed of Sale in Bengali registered at Sub Registry office Barrackpore on 08.12.1978, recorded in Book No. I, Volume No. 86, pages from 286 to 290, being No. 4729, for the year 1978 from Sri Madan Mohan Dutta, Sri Banshi Badan Dutta, Sri Gouri Pada Dutta, Sri Beni Madahab Dutta, Smt Annapurna Dutta, Smt Putul Mallik.

AND WHEREAS said First Part by the above manner acquired the absolute ownership of land in total 7 Cottha 30 16 sq.ft. and thereafter mutated his name in the local Panihati



(Signature)
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

15 JUL 2024

Municipality and sanctioning a plan constructed a structure thereon and paying its taxes, rents etc. properly to the proper authority he was fully and lawfully seized and possessed of the same without hindrances and interruption from any corner.

AND WHEREAS the Vendor/ Owner herein intends to develop the aforesaid land by erecting a Multistoried building on the said land in joint-venture system.

AND WHEREAS, the Second Party i.e. '**OMSTIK PROPERTIES PRIVATE LIMITED**' [PAN- AAECO3977D], (date of incorporation:25.05.2024) a Company incorporated under the Companies Act, 1956 ,having its office at : T.N.Banerjee Road ,Sukchar within the local limits of Panihati Municipality, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, District: North 24 Parganas, represented by its Directors namely **1)SRI SOHAM AICH**, (PAN- AHHPA2791A)(AADHAAR NO.592407666456)(D.O.B-26.01.1983) son of Sri Prabir Kumar Aich, by faith: Hindu, by nationality : Indian, by occupation : Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, & **2. SRI PRABIR KUMAR AICH (PAN: ADBPA1057B)**,(AADHAAR no.309737126089)(D.O.B-13.11.1959) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion- Hindu, by Occupation- Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 West Bengal, is a Real-estate Firm.



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Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas
15 JUL 2024

AND WHEREAS, above named Vendor/ Owner or the First Party herein is not in a position to materialize his desire as to effecting the development of the property as described in the First Schedule due to his financial stringency.

AND WHEREAS, the First Party or the Vendor/Owner of this Agreement, approached the Second Party of this agreement and to authorize them to build up a multistoried building on the below mentioned schedule land in joint-venture basis and/or system and the Second Party have expressed their consent to do the project as per the terms and conditions being amicably settled between both the First and Second Party of this agreement.

AND WHEREAS, for brevity and precision of this agreement following clarifications constituting hereby part of this agreement have been made.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH
as follows:

ARTICLE - I, DEFINITION

1.1 **BUILDING** : shall mean **Multi** storied buildings comprising of, having Several residential flats, shop rooms, Garages according to the plan, so to be sanctioned at the instance of the Developer by the competent authority of **Panihati Municipality** and so to be constructed on the said premises of the

Vendor/Land Owner more fully described in the First Schedule written herein below.

1.2 **COMMON FACILITIES AND AMENITIES** : shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes proportionate share of land underneath and other facilities which may be required for enjoyment maintenance or management of the said building by all occupiers of the building, more fully mentioned in the Other schedule written hereunder.

1.3 **OWNERS' ALLOCATION :**

a. The Vendor/Owner will get **Two Flats** measuring about 850 Sq.ft each more or less super buildup at Road facing on the Fourth Floor and one Shop Room measuring about 300 Sq.ft Super buildup more or less in the Ground Floor Road Facing of the proposed Multistoried building along with right to use the common facilities and amenities more particularly mentioned in the First Schedule written hereunder subject to payment of common maintenance charges more particularly mentioned in the Third Schedule written hereunder.

1.4 **DEVELOPER'S ALLOCATION:** shall mean the rest of the total constructed area comprising of Total Portion in the First Schedule Property together with proportionate share of land underneath the proposed building, and with right of user of

common facilities, common parts and common amenities of the proposed Multistoried Building together with roof right after allocating owner's allocation.

1.5 **ARCHITECT** : shall mean such person or persons being appointed by the Developer.

1.6 **BUILDING PLAN** : shall mean such plan for the construction of the Multi storied building which will be sanctioned by **Panihati Municipal** Authority in the name of the Vendor/Owner hereof including proportionate share of land of the said building for construction of the building, including its modification and amenities and alterations if made at the cost and expenses of the Developer.

1.7 **CONSTRUCTION AREA** : shall mean the total constructible area as may be sanctioned by the **Panihati Municipality**.

1.8 **UNIT AND APARTMENT** : shall mean any self contained flat, shops, office space, garage, godown and/or other space/s in the premises including all fittings and fixtures thereon and/or appurtenant thereto agreed to be constructed by the developer.

1.9 **SUPER BUILT UP AREA** : shall means the covered area of the said flat/unit/office/space/shop/garage in addition with the proportionate common area and 25% extra on it which shall be determined by the Developer in its absolute discretion.

1.10 **FLOOR AREA RATIO** : shall means the floor area ratio available for construction in the land more fully mentioned in the First Schedule written hereunder as per prevalent Municipal Law.

1.11 **SALEABLE SPACE** : shall mean the space within the building which is to be available as an unit/flat/shop/garage for independent use and occupation after making due provisions for Owners' allocation, common facilities and space required thereof.

1.12 **ROOF** : shall means and includes the entire open space of the top floor of the building excluding the space required for installation of the overhead Water Tank, stair case cover and other facilities.

ARTICLE - II, COMMENCEMENT

2. This agreement shall be deemed to have commenced on and with effect from 15th day of July 2024 (Two Thousand and Twenty Four).

ARTICLE - III, VENDOR/OWNER'S RIGHT AND REPRESENTATION

3.1 **POSSESSION** : The Vendor/Owner is now seized and possessed of and/or otherwise well and sufficiently entitled to the property more fully mentioned in the First Schedule written

hereunder and shall deliver physical as well as identical possession to the Developer to develop the said premises.

3.2 The said landed property is free from all encumbrances and the Vendor/Owner has marketable title in respect of the said premises.

ARTICLE -IV, DEVELOPER'S RIGHTS

4.1 The Vendor/Owner hereby grants permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct a Multi storied building upon the said premises of the Vendor/ Owner in accordance with the building plan so to be sanctioned by Panihati Municipality at the costs and expenses of the Developer in the name of the Vendor/Owner with or without any amendment and/or modification to be made or caused to be made thereon by the Developer.

4.2 All applications, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Panihati Municipality shall be prepared and submitted by the Developer on behalf of the Vendor/Owner and the Developer shall sign on behalf of the Vendor/Owner all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the Developer.

4.3 It is made clear that all the flats/ shops/other units under the developer's allocation in the entire proposed building in all the floors shall be the property of the Developer herein and if the Developer so desires, the Developer can sell it to the prospective buyers except owner's allocation at any consideration or price at the self discretion of the Developer.

4.4 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Vendor/Owner of the said premises or any part thereof to the Developer or is creating any right, title or interest in respect thereof to the Developer other than exclusive license to the Developer to develop the same in terms hereof and to deal with the developer's allocation with interest to realize the amount invested with profit from the sell of Developer' allocation.

4.5 The Developer upon completion of the entire constructional work of the building, shall obtain completion certificate from appropriate authorities at its own costs and expenses and shall handover the same to the Vendor/Owner. And the Vendor/Owner's will bear the proportionate cost of the installation of lift and main common Electric Meter.

ARTICLE -V, CONSIDERATION

5.1 The Developer has agreed to build the said proposed Multi storied building on the said premises of the Vendor/ Owner exclusively at its own costs and expenses and the Vendor/ Owner

shall not contribute any sum towards the cost of such construction of the said building or otherwise.

5.2 In consideration of the Vendor/Land Owner having agreed to grant exclusive right for developing the said premises in addition to the Owners' Allocation so provided herein above. The Developer has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :

- (a) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- (b) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Panihati Municipality.
- (c) Costs, charges and expenses incurred for installation of water supply line, sewerage, drainage and other connections.

ARTICLE -VI, PROCEDURE

6. It is categorically agreed by and between the parties hereof that, the Developer shall obtain the requisite sanction building plan from the authority of the Panihati Municipality and shall complete the entire constructional work of the building within the period of **36 (Thirty Six)** months from date of Sanctioned Building Plan. But in the exceptional circumstance like natural calamity, the period may be extended upto **12 (Twelve)** months.

ARTICLE-VII**DEVELOPER'S POWER FOR CONSTRUCTION AND TRANSFER**

The owner, **SRI PRABIR KUMAR AICH** (PAN: **ADBPA1057B**), (AADHAAR no.309737126089)(D.O.B-13.11.1959) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 West Bengal, do hereby and hereunder nominate, appoint and constitute the Developer, i.e. '**OMSTIK PROPERTIES PRIVATE LIMITED**' [PAN-AAECO3977D], (date of incorporation:25.05.2024) a Company incorporated under the Companies Act, 1956 ,having its office at : T.N.Banerjee Road ,Sukhcahr within the local limits of Panihati Municipality, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, District: North 24 Parganas, represented by its Directors namely **1)SRI SOHAM AICH**, (PAN-AHHPA2791A)(AADHAAR NO.592407666456)(D.O.B-26.01.1983) son of Sri Prabir Kumar Aich, by faith: Hindu, by nationality : Indian, by occupation : Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, & **2. SRI PRABIR KUMAR AICH** (PAN: **ADBPA1057B**), (AADHAAR no.309737126089)(D.O.B-13.11.1959) Son of Sri Rabindra Nath Aich, by Nationality-

Indian, by Religion- Hindu, by Occupation-Business, Residing at: Trananath Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 West Bengal, do and execute all or any of the following acts, deeds and things, that is to say :

7.1 The Developer shall appoint Architects, Engineers, labor etc and to supervise, carry out the development work through contractors, Architecture and surveyors as may be required for construction a Multistoried Building over the below mentioned schedule property.

7.2 The Developer shall prepare plans for the development of the said property describe in the First schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on behalf of the Vendor/Owner in respect of First Schedule Property mentioned hereunder.

7.3 The Developer shall represented the Vendor/ Owner by the before all concerned authorities in connection with the development of the said property.

7.4 The Developer shall pay various deposits to the municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by the developer and to give valid

and effectual receipts on behalf of the owner in connection with the refund of such deposits.

7.5 The Developer shall approach different authorities and offices for the purpose of obtaining various permission and other service connection including water and electricity for carrying out the complete the development of the said property and construction of building plan.

7.6 The Developer shall appear before the Govt. Department as also the Panihati Municipality or any concerned authorities for the purpose of obtaining necessary "No objection Certificate" and or permission and on sanction in regard to the carrying out construction of the said building and completion thereof.

7.7 The Developer shall file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Service and also obtain No objection Certificate from the Pollution Control Board on behalf owner as may be required.

7.8 The Developer shall negotiate on terms and enter into agreement for sale or otherwise to deal with the dispose of the several flats/units to be constructed and to receive consideration from the intending purchaser or purchasers thereof and to give proper and lawful discharge for the same save and **except the owners' allocation** stated in this Agreement.

7.9 The Developer shall be entitled to sell the flats/ units and other portion capable of being sold independently **except the owners'** allocation.

7.10 The Developer shall sign all Agreement, Sale Deed, Deed of Conveyance, Memorandum of Understandings and sign all letters of allotments, exchanges and possession letters and other necessary documents and receive all advances, consideration amount from them on behalf of Vendor/owner and upon receipt thereof or any part thereof to give and issue valid proper and effectual receipts and discharges for the same.

7.11 The Developer shall appear and represent Vendor/ owner before the property Registrar of Assurance Office, DSR and ADSR Office and any other official and authority and present for registration the Deed or Deed of Conveyance/s of the sellable flats **except the owners'** allocation or any other instruments of whatsoever nature in respect thereof and admit execution for and on our behalf.

7.12 The Developer shall sign the no objection certificate for the mutation procedure of Appropriate Municipal Authority or other authorities for the intending purchaser of the developer's allocation on behalf of the Vendor/ owner.

7.13 To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and

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or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of the building.

7.14 The Developer shall appear for/and behalf and owners in all courts of civil and or criminal and to sign execute verify presents and file all application plaint petition, written statement vakalatnama or any other documents expedient if necessary in the opinion of the developer or be made signed executed verified presented or filed and to receive back such documents.

7.15 The Developer shall appoint pleaders, solicitors, advocates to appear and in any court or any Govt. Department or local Municipality and to revoke such appointments and to substitute any other in their place and stead.

7.16 The Developer shall swear affidavit or affidavits before the Magistrate on behalf Vendor/ owner if required for the purpose of the construction of the proposed building.

ARTICLE-VIII, DEALING OF SPACE IN THE BUILDING

8.1 The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Vendor/ Owner shall construct and complete the said Multi storied building having several self contained flats and shops in accordance with the sanctioned building plan.

8.2 The Vendor/ Owner will be entitled to transfer otherwise deal with the Owners' Allocation in the said proposed building according to her discretion.

8.3 The Developer being the party of the Other Part shall be at liberty with exclusive right and authority to negotiate for the sale of floor/flats/shops/other Units together with proportionate share of land excluding the space provided under Owners' Allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer, the Vendor/ Owner herein will has no right and share and not be entitled to any portion thereof.

8.4 The Vendor/Owner hereto upon receiving delivery of Owners' allocation, the Developer shall execute and register the necessary Deed of Conveyance unto and in favour of the purchaser or purchasers towards sale of flat or flats and/or units and spaces in the building as and when called for if necessary.

ARTICLE -IX, COMMON RESTRICTIONS

9.0 The Owners' allocation in the proposed building shall be subject to the same restriction and use as is applicable to the

developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

9.1 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.

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

9.3 Both the Vendor/Owner and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so that same may not cause any damage to the building.

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

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9.5 Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

9.6 Both the parties hereto shall permit other's agents workmen and representative at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and its common areas in good order and condition.

ARTICLE -X, OWNERS' OBLIGATION

10. The Vendor/ Owner do hereby agree and covenant with the Developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof to any third party.

10.1. The Vendor/Owner shall deliver all original copies of deed and other papers and documents relating to the said premises simultaneously with the execution of these present to the Developer and the Original Documents to the said premises shall remain in the custody of the Developer.

10.2 The Vendor/Owner shall deliver vacant possession of below schedule property in favour of the Developer.

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10.3 After taking possession of owner's allocation from the Developer, owner/One part will have to pay common maintenance charges with privilege to use the common facilities and amenities written hereunder.

ARTICLE -XI, DEVELOPER'S OBLIGATION

11.1 The Developer doth hereby agree and covenant with the Vendor/Owner to complete the construction^{al} work of the said Multi storied building within **36 (Thirty Six)** months from date of Sanctioned Building Plan.

11.2 The Developer shall have every right over the old structure on the above said and under mentioned First Schedule property.

11.3 The Developer hereby agrees and covenants with the Vendor/ Owner not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the Vendor/Owner.

ARTICLE -XII, MISCELLANEOUS

12.1 The Vendor/Owner and the Developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Vendor/Owner.

12.2 Any notice required to be given by the Developer to the Vendor/ Owner shall without prejudice to any other mode of service available be deemed to have been served on the Vendor/Owner if delivered by hand and duly acknowledged or sent by registered post/speed post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Vendor/Owner if delivered by hand and acknowledged or sent by registered post /speed post with due acknowledgment to the registered office address of the Developer.

12.3 The Developer and the Vendor/Owner shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Vendor/ Owner hereby agrees to abide by all the rules and regulations to be framed by any society/association/ holding organization and/or any other organization who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given her consent to abide by such rules and regulations.

12.4 On and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Vendor/ Owner and/or her transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoing payable in respect of her respective allocations.

ARTICLE -XIII, FORCE MAJEURE

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

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

FIRST SCHEDULE ABOVE REFERRED TO

(The Land propose to be Developed)

ALL THAT a peace and parcel of a plot of land measuring more or less 7 Cottah 30 sq.ft. with all sorts of easement rights appertaining thereto, lying and situated Mouza - Sukchar, J. L. No. - 9, Re. Su No. - 14, Touzi No. - 156, R. S. Khatian No. - 232, R. S. Dag No. - 1835 within the local limits of Panihati Municipality, Ward No. 1, Holding No. 2, of T.N.Banerjee Road, under District North 24 Parganas, P.S. Khardah, A.D.S.R.O. Sodepur, Kolkata-700115 which is butted and bounded by :-

BUTTED AND BOUNDED BY

ON THE NORTH : 20 foot wide T.N.Banerjee Road.
ON THE SOUTH : Property of Pranab Kumar Aich.

ON THE EAST : 20 foot wide T.N.Banerjee Road.
 ON THE WEST : 20 foot N.S.D Road.

SECOND SCHEDULE REFERRED TO ABOVE

(Common Areas)

1. The foundation, columns, beams, support, corridors, lobbies, landings, entrance and exists for the said Apartment.
2. Main gate, all open space, Electrical Main line meter & meter room, common submersible pump and Plumbing installations, water pump, Drainage sewers and rain water pipes, septic Tank, underground reservoir & overhead tank, parapet, Boundary Wall.
3. Common Stair and lobbies, corridors, Lift, top floor roof.
4. Such other common parts, areas, equipments, installations, fixtures fittings in or about the said building as are necessary of the building and other common areas.

It is clarified that the common portion shall include the open space reserved in the said land surrounding the buildings/blocks which are left open as per building regulations.

THIRD SCHEDULE OF REFERRED TO ABOVE

(Cost of maintenance for common areas)

1. The expenses of maintaining, repairing redecorating etc. of the building and in particulars roof water tap, Gutters and rain water pipes of the Building, water pipes and electric wires in under or upon the building enjoyed or used by the Vendor/Owner in common with the other occupiers of said

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premises and the expenses for repairing the main entrance, passage of the Building.

2. The salary & Wages of Clerk, Bill collectors, Sweepers Watchmen etc.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification of Work)

1. **STRUCTURE** : Building de-signed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **WALLS** : The outside walls of the building shall be made of 8 inches thick brick and internal partition walls shall be 5 inches thick brick.
3. **WALL FINISHING** : All internal surface shall be plastered and finished with Paris.
4. **FLOORING** : Flooring of flats will be made of 2/2 Ft. Floor Tiles.
5. **TOILET** : the flat consisting of toilet with tap point and shower point. Toilet will be provided with good quality fittings and wall tiles up to Six feet. Sanitary fittings will be white good quality fittings with Geyser Point.

6. **DOORS** : all the doors will be of good quality Flush door and bathroom will be provided PVC frame and PVC door.
7. **WINDOWS** : Sutter window with Anodized Aluminium channel and sun reflected glass fittings and safety grill.
8. **PAINTING** : Inside wall of the flat will be finished with Plaster of Paris.
9. **ELECTRICAL** : Concealed wiring with good quality Copper wire with switches. In Bed Room : 2 Light Point, 1 Fan Point, 1 Night Lamp Point, 1 Plug Point, In Dining Space : 2 Light Point, 1 Fan Point, 1 Plug Point, 1 15A Point, In Kitchen : 1 Light Point, 1 Exhaust Point, 1 Plug Point, 1 15A Point, In Verandha/Balcony : 2 Light Point, In Toilet : 1 Light Point, 1 Exhaust Point, 1 Plug Point, apart from above 1 point for Calling Bell, 1 Points for A.C. machine, 1 Point for Geyser.
10. **PLUMBING** : in Toilet, concealed wiring with one bibcock, one shower, all fittings are standard quality. One Tap point at the balcony (in each Flat).

11. **KITCHEN** : Kitchen wall tiles up to 2' ft. and cooking platform also will be Black Stone (6' ft. x 21" inch) with steel sink with two-tap point (in each Flat).
12. **BALCONY** : 1½' Cover safety grill.
13. **WATER SUPPLY** :Water supply pump operated and overhead reservoir will be provided on ultimate roof by shed/structure.
14. **DINING** : One white Basin & One Tap point.
15. **LIFT** : 3+1 Person Automatic/manual Geared Traction.

N.B.:The layout and specification given above are tentative and subject to minor alterations/modifications on account of technical reasons without any reference.

IN WITNESS WHEREOF the parties do hereby put their respective hands and signature in the presence of the following witnesses on this day, month and year first above written.

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Signed, Sealed & Delivered in
the presence of :

WITNESSES:-

1. Kabendra Dey
D/O - U. Dey
Sukchar

2. Soumenendra Nath Samanta
510 - J. Samanta
OF - Sukchar
KOL - 700115

Prabin Kumar Aich
Signature of the 1st Party/Vendor/Owner.

OMSTIK PROPERTIES PVT. LTD.
Soham
Director

OMSTIK PROPERTIES PVT. LTD.
Prabin Kumar Aich
Director

Signature of the 2nd Party/Developer.

Drafted and prepared as per the
documents supplied by the parties
, read over & explained by me
in Bengali & English:

Samir Halder
(SAMIR HALDER)
ADVOCATE
HIGHT COURT, CALCUTTA
ENROLLMENT NO.F/1526/1060/2011

DISTRICT NORTH 24 PARGANAS

OFFICES OF THE A.D.S.R.O. BARRACKPORE/SODEPUR/DRIGHORIA/NAHIATI/COSSIPORR DUMDUM/NAHIATI/D.S.R. BARASAT

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Jahan Arsh

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Prabin Kumar Arsh

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE _____

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE _____

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



192024250119847488

GRN Details

GRN: 192024250119847488
GRN Date: 13/07/2024 18:06:25
BRN : 3911503530737
Gateway Ref ID: 66543498
GRIPS Payment ID: 130720242011984747
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 13/07/2024 18:06:39
Method: Axis Bank-Retail NB
Payment Init. Date: 13/07/2024 18:06:25
Payment Ref. No: 2001755578/2/2024
[Query No*/Query Year]

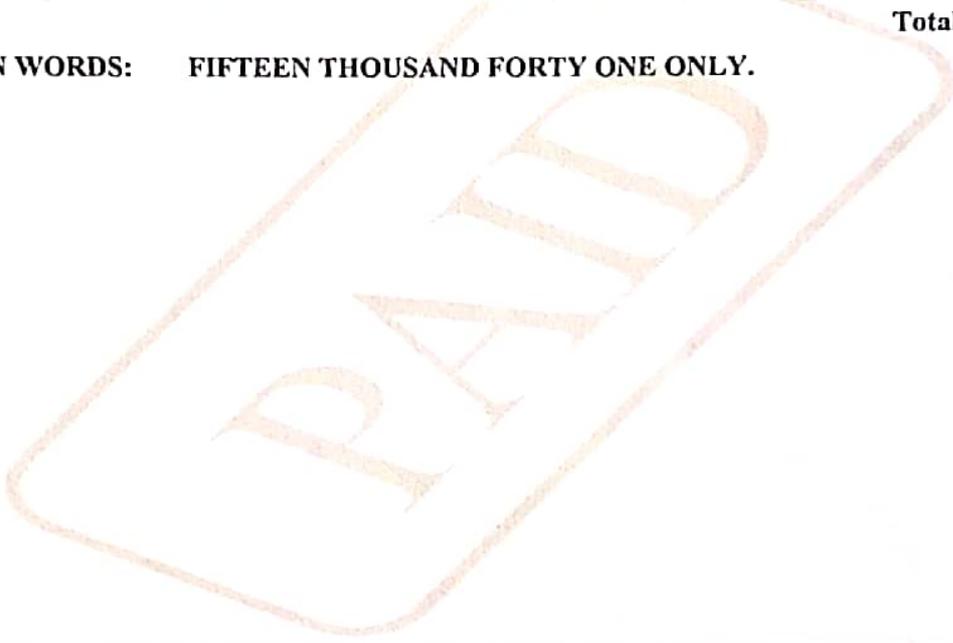
Depositor Details

Depositor's Name: Mr SOUMENDRA NATH SAMANTA
Address: SUKCHAR
Mobile: 7003811961
Period From (dd/mm/yyyy): 13/07/2024
Period To (dd/mm/yyyy): 13/07/2024
Payment Ref ID: 2001755578/2/2024
Dept Ref ID/DRN: 2001755578/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001755578/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001755578/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1524-05139/2024	Date of Registrallon	15/07/2024
Query No / Year	1524-2001755578/2024	Office where deed is registered	
Query Date	06/07/2024 4:46:47 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	P K GHOSH B K P COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,00,11,564/-		
Stampduly Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

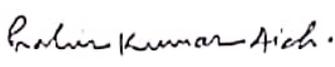
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: T. N. Banerjee Road, Mouza: Sukhchar, JI No: 0, Pin Code : 700115

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	RS-1835	RS-232	Bastu	Bastu	7 Katha 30 Sq Fl	1/-	99,81,564/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					11.6188Dec	1/-	99,81,564 /-	

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 Fl.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	

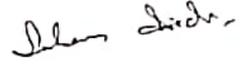
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRABIR KUMAR AICH (Presentant) Son of Mr Rabindra Nath Aich Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office		 Captured	
	15/07/2024		LTI 15/07/2024	15/07/2024
Trananath Banerjee Road,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				

Attorney Details :

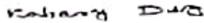
SI No	Name,Address,Photo,Finger print and Signature			
1	OMSTIK PROPERTIES PRIVATE LIMITED T.N. Benerjee Road ,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOHAM AICH Son of Mr Prabir Kumar Aich Date of Execution - 15/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 15 2024 1 08 PM		LTI 15/07/2024	15/07/2024
Trananath Banerjee Road,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OMSTIK PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

2	Name	Photo	Finger Print	Signature
Mr PRABIR KUMAR AICH Son of Mr Rabindra Nath Aich Date of Execution - 15/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	 <small>Jul 15 2024 4:07PM</small>	 <small>Captured</small> <small>L11</small> <small>15-07/2024</small>	 <small>15/07/2024</small>	
Trananath Banorjee Road,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN.- 700115, Sex: Male, By Casto: Hindu, Occupallon: Business, Citizon of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OMSTIK PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Kabory Dey Daughter of Mr G Dey Sukchar, City:- , P.O - Sukchar, P.S.- Khardaha, District -North 24-Parganas, West Bengal, India, PIN:- 700115	 <small>15/07/2024</small>	 <small>Captured</small> <small>15/07/2024</small>	 <small>15/07/2024</small>
Identifier Of Mr PRABIR KUMAR AICH, Mr SOHAM AICH, Mr PRABIR KUMAR AICH,			

Endorsement For Deed Number : I - 152405139 / 2024

On 15-07-2024

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 13.00 hrs on 15-07-2024, at the Office of the A.D.S.R. SODEPUR by Mr PRABIR KUMAR AICH, 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 1,00,11,564/-

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

Execution is admitted on 15/07/2024 by Mr PRABIR KUMAR AICH, Son of Mr Rabindra Nath Aich, Trananath Banerjee Road,, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Identified by Miss Kabery Dey, . . Daughter of Mr G Doy, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

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

Execution is admitted on 15-07-2024 by Mr SOHAM AICH, DIRECTOR, OMSTIK PROPERTIES PRIVATE LIMITED (Private Limited Company), T.N. Banerjee Road ,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Miss Kabery Dey, . . Daughter of Mr G Doy, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Execution is admitted on 15-07-2024 by Mr PRABIR KUMAR AICH, DIRECTOR, OMSTIK PROPERTIES PRIVATE LIMITED (Private Limited Company), T.N. Banerjee Road ,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Miss Kabery Dey, . . Daughter of Mr G Doy, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2024 6:06PM with Govt. Ref. No: 192024250119847488 on 13-07-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 3911503530737 on 13-07-2024, Head of Account 0030-03-104-001-16

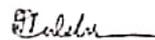
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2321, Amount: Rs.5,000.00/-, Date of Purchase: 10/07/2024, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2024 6:06PM with Govt. Ref. No: 192024250119847488 on 13-07-2024, Amount Rs: 15,020/-, Bank: SBI EPay (SBIPay), Ref. No. 3911503530737 on 13-07-2024, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2024, Page from 151882 to 151918
being No 152405139 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.07.19 14:15:46 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 19/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.