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

Aditi Bhat, Sub-Registrar
Alipore Sadak, Kolkata

24 MAY 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 22nd day of May, 2019 (Two thousand and Nineteen) BETWEEN (1) SRI SUBRATA BAIDYA (having PAN AEHPB2924F) Son of Late S.C. Baidya, by faith Hindu, by occupation Professional, by nationality Indian, (2). SRI ANIRBAN BAIDYA (having PAN AIWPB5780C) Son of :Sri

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ata Baidya, by faith Hindu, by occupation Professional, by nationality Indian, both (1) and (2) residing 63 Brij Road, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, (3). **SMT. NIBEDITA BAIDYA ALIAS MONDAL** (having PAN AHIPB7149J) Wife of Sri. Mrinal Kanti Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at Vill. Kusumba, Post Office Narendrapur, Police Station Sonarpur, Kolkata 700103, 24 Parganas (South), (4). **SMT. ANINDITA ROY ALIAS BAIDYA** (having PANAQFPR6499H) Wife of Sri. Jyotirmoy Roy, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 60 Abudayan Road, Natun Bazar, Basirhat, Post Office Basirhat, Police Station Basirhat, Pin. 743411, 24 Parganas (North), (5). **SMT. APARAJITA BAIDYA ALIAS MAZUMDER** (having PAN BHJPB3201M) Wife of Sri. Debasiss Mazumder, by faith Hindu, by occupation Service, by nationality Indian, residing at 56, Dakshin Madhya Fartabad, Post Office Garia, Police Station Sonarpur, Kolkata 700084, 24 Parganas (South), hereinafter called and referred to as the "LAND OWNERSS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, nominees, successors, executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

M/S. CREATIVE CONSTRUCTION, a proprietorship firm having its registered office at P-129, Sreerampur Road (South), P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata-700084 represented by its proprietor namely **SRI PRABAL ROY** (having PAN ADCPR0755Q), S/o. Lt. Gopal Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, residing at 47, Sreerampur Road (North), P.S. previously Jadavpur now Patuli, Kolkata - 700 084, hereinafter called and referred to as the "DEVELOPER" (which expression unless excluded by or repugnant to the context shall mean and include its and their administrators, legal representatives and successors-in-interest) of the **OTHER PART**.

WHEREAS one Kalyani Baidya purchased a plot of land measuring about 5 Cottahs 13 Chittaks 11 sq.ft. lying and situated at Mouza Brij, J.L. No. 27, Re. Sa. No. 1, Pargana Khanpur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South) through a registered deed of conveyance from Md. Monsoor Ali Molla and others. The said deed of conveyance was registered in the office of Joint Sub Registrar Alipore at Alipore and it was recorded in its Book No. I, Volume No. 13, Pages 7 to 12, Being No. 168, for the year 1976.

AND WHEREAS one Amarendra Narayan Roy executed and registered a deed of gift in respect of a plot of land measuring about 1 Cottahs 04 Chittaks 00 sq.ft. lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khanpur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South) in favour of Kalyani Baidya. The said deed of gift was registered in the office of District Sub Registrar - I at Alipore and it was recorded in its Book No. I, Volume No. 15, Pages 711 to 722, Being No. 3233, for the year 2009.

AND WHEREAS one Anirban Baidya executed and registered a deed of gift in respect of a plot of land measuring about 1 Cottahs 07 Chittaks 12 sq.ft. lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khanpur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South) in favour of Kalyani Baidya. The said deed of gift was registered in the office of District Sub Registrar - I at Alipore and it was recorded in its Book No. I, Volume No. 12, Pages 2021 to 2042, Being No. 2096, for the year 2010.

AND WHEREAS subsequently that said Kalyani Baidya became the absolute Owners of a plot of land measuring about 8 Cottah 08 Chittaks 23 Sq.ft. lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South) morefully and particularly described in the First Schedule hereunder written. Thereafter that said Kalyani Baidya mutated and recorded her name in the records of Kolkata Municipal Corporation vide Assessee No. 311100504836 and the land is being known as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084), within the limits of the Kolkata Municipal Corporation Ward No.110 and paid taxes in respect of the land mentioned in the First Schedule below. Thereafter The Land Owners constructed a pucca dwelling house upon the aforesaid premises.

AND WHEREAS in the meantime said Kalyani Baidya died intestate on 28th January, 2016 leaving behind her husband Sri. Subrata Baidya, three married daughters namely Smt. Nibedita Mondal, Smt. Anindita Roy, Smt. Aparajita Mazumder and only son Sri. Anirban Baidya as his legal heirs, successors and claimants.

AND WHEREAS subsequently after death of that said Kalyani Baidya; Sri. Subrata Baidya, Smt. Nibedita Mondal, Smt. Anindita Roy, Smt. Aparajita Mazumder and Sri. Anirban Baidya became the absolute Owners of a plot of land measuring about 8 Cottah 08 Chittaks 23 Sq.ft. and a structure measuring about 100 sq.ft. more or less lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South), being known as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address ' BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Ownerss have decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience they are searching for a suitable Developer/s, who will carry out the said project.

AND WHEREAS the Owners herein of the One Part are not in a position to execute the work of development and as such they have decided to execute the said work of development through a Developer/Builder. And the party of the other Part herein having come to learn the intention and/or desire of the Ownerss and then the party of the other Part approached the Ownerss herein for the execution of the entire work of the development of the said property morefully mentioned in the First Schedule hereunder written under terms and conditions as mutually agreed upon by and between the Parties herein.

AND WHEREAS it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:-

ARTICLE - I DEFINITIONS

In these presents unless there is something repugnant to inconsistent with:-

1. **OWNERS :-** (1) **SRI SUBRATA BAIDYA** (having PAN AEHPB2924F) Son of Late S.C. Baidya, by faith Hindu, by occupation Professional, by nationality Indian, (2). **SRI ANIRBAN BAIDYA** (having PAN AIWPB5780C) Son of Late S.C. Baidya, by faith Hindu, by occupation Professional, by nationality Indian, both (1) and (2) residing 63 Brijji Road, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, (3). **SMT. NIBEDITA BAIDYA ALIAS MONDAL** (having PAN AHIPB7149J) Wife of Sri. Mrinal Kanti Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at Vill. Kusumba, Post Office Narendrapur, Police Station Sonarpur, Kolkata 700103, 24 Parganas (South), (4). **SMT. ANINDITA ROY ALIAS BAIDYA** (having PANAQFPR6499H) Wife of Sri. Jyotirmoy Roy, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 60 Abudayan Road, Natun Bazar, Basirhat, Post Office Basirhat, Police Station Basirhat, 24 Parganas (North), (5). **SMT. APARAJITA BAIDYA ALIAS MAZUMDER** (having PAN BHJPB3201M) Wife of Sri. Debasiss Mazumder, by faith Hindu, by occupation Service, by nationality Indian, residing at 56, Dakshin Madhya Fartabad, Post Office Garia, Police Station Sonarpur, Kolkata 700084, 24 Parganas (South), hereinafter called the "OWNERS".

1.2. **DEVELOPER :-** **M/S. CREATIVE CONSTRUCTION**, a proprietorship firm having its registered office at P-129, Sreerampur Road (South), P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata-700084 represented by its proprietor namely **SRI PRABAL ROY** (having PAN ADCPR0755Q), S/o. Lt. Gopal Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, residing at 47, Sreerampur Road (North), P.S. previously Jadavpur now Patuli, Kolkata - 700 084, hereinafter referred to as the "DEVELOPER"

1.3 **PROPERTY (PREMISES):** shall mean ALL THAT piece and parcel of land measuring more or less 8 Cottah 08 Chittaks 23 Sq.ft. and a structure measuring about 100 sq.ft. ~~more or less~~ lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khanpur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) and is within the limits of Kolkata Municipal Corporation, Ward-No. 110, more fully and particularly mentioned and described in the First Schedule hereunder written.

PLAN: shall mean and include the maps and plans that will be sanctioned by the Kolkata Municipal Corporation for the purpose of construction into new buildings on the said property.

1.5 **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter any such construction would be made thereupon.

1.6 **COMMON FACILITIES & COMMON AMENITIES:** shall mean and include Corridors, Stair-Ways, Stair Case Building, Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/ Deep Tube Well (if nay), Overhead Water Pump and Motor (if any), TOGETHER WITH ALL appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building, save and except the roof which is jointly with the owners and the Developer in terms of this present.

1.7 **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means so be adopted for affecting a transfer of space in a building under the Law.

1.8 **TRANSFeree/PURCHASER:** shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said, land or any space on the proposed new building may hereinafter be agreed to be transferred and conveyed or on whose account any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

ARTICLE -II : INTERPRETATIONS

2.1. Any covenant by the land Owners and/or the Developer not to act or to do anything shall be deemed to mean and include their respective obligations not to perform the said Act or Thing to be done.

SALEABLE SPACE: shall mean flat or flats for Residential purpose for exclusive use of Flat Owners in the Building available for independent use and occupation and garage / shop excepting what is due to the Owners and after making due provisions for common facilities and the space required therefore.

2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1. 1 hereof.

ARTICLE - III : DATE OF COMMENCEMENT

3.1. This construction of new building shall be deemed to have commenced after execution of this agreement for construction of the building.

ARTICLE - IV: LAND OWNERS'S REPRESENTATION/ OBLIGATION

4.1. The land Owners is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisition, requisition, whatsoever and the Owners hereby declares that with the execution of this agreement the First schedule property handover and delivered to the Developer and the Developer will prepare plan for sanction from the Kolkata Municipal Corporation and from the date of sanction building plan and after demolishing the existing building for workable condition, the Developer will deliver the Qwners in respect of Owners' allocation within 24 months from the date of the Building Sanction Plan..

ARTICLE - V: DEVELOPER'S REPRESENTATION

5.1. The Developer Company herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed property.

The Developer Company herein has sufficiently knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3. The Developer herein shall carry out the work of development on the said land and/or construction of the said new building as aforesaid strictly in accordance with the sanctioned plan of the Kolkata Municipal Corporation.

ARTICLE - VI: DEVELOPMENT WORK

6.1. The Land Owners do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the amalgamated land:-

(A) By the completion of the construction work of the new buildings upon the said land consisting of residential flats including other spaces in or upon the said land in accordance with the sanctioned plan within 24 months from the date Building Sanction Plan and shall deliver to the land owners their proportionate share of the building in habitable condition in all respect.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for sell or other documents ^{in respect of Developers allocation} and to register the same before the registering authority and to receive money and /or consideration from the intending buyers and /or purchasers.

(C) With the execution of this agreement the Owners hand over and deliver the vacant possession of the First Schedule property unto and in favour of the Developer herein.

2- Amalendu Bandyopadhyay ✓

ARTICLE - VII: OWNERS'S ALLOCATION

7.1. In consideration of the said land and in consideration of the land Owners already permitted and permitting and/or allowing the Developer herein to develop the said land in the manner and on the terms and conditions herein agreed and recorded the Developer herein shall at it's own cost and expenses erect and/or construct new building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and the Owners Allocations shall mean the Owners will get 50% of the entire constructed area of the newly constructed building consisting of several flats, units and car parking spaces on the different floor together with proportionate share of land underneath the newly constructed buildings on the landed properties more fully mentioned in the First Schedule. Besides these, the Owners has already received a sum of Rs.2,00,000/- (Rupees Two Lakhs) only as non-refundable Owners' allocation and at the time of execution of this agreement, the Developer shall also pay a sum of Rs.3,00,000/- (Rupees Three Lakhs) only as non-refundable Owners' allocation to the Owners.

That after completion of the newly constructed building and before handing over the Owners' allocation, if it shall be found that the actual measurement of the flat of Owners is more than the agreed measurement of the flat of Owners, the Owners shall pay a proportionate sum of money to the Developer in lieu of the excess area and the same condition is equally applicable to the Developer in the then market rate.

It is to be stated that if there would be any GST or any other service taxes to be imposed upon the Owner's allocation as per law to be implemented by the Central Govt. or State Govt. which will be borne by the Owners herein.

7.2. Any extra work done as per owners' choice the Owner shall pay that cost. The common electricity and separate meter of owners' cost are to be paid by the owners as per their share.

ARTICLE - VIII: DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the Kolkata Municipal Corporation. The Developer shall be entitled to hold, occupy, possess and enjoy

entire constructed area of the said new buildings excluding the OWNERSS' ALLOCATION, _____

which more fully has been written and described in Second Schedule Part-II hereunder written and the Developer shall be entitled to deal with and/or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of Developer's allocation from the Intending Purchasers and the land Owners hereby grant consent and absolute authority for the same in favour of the Developer.

8.3. After completion of entire construction the Developer may construct another floor upon the roof of the newly constructed building provided that after getting proper sanction from the competent authority and the ratio of the Owners and the Developer allocation will be same in respect of the said newly constructed floor.

ARTICLE - IX: DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from The Kolkata Municipal Corporation, for the purpose of development and/or construction of new buildings in or upon the amalgamated premises.

9.2. The Developer shall defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there by any in connection with the said land and development thereof and/or constructions of the proposed new building either against the Land Owners or the Developer or any party concerned and for which the all expenses shall borne and paid by the Owners and Developer equally.

9.3. It is agreed and made clear that the Land Owners herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building and in this regard, the Developer hereby agrees to keep the Owners absolutely indemnified and harmless.

The Developer herein shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Corporation Laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be retained appointed and/or employed the Developer and in this Developer and in this regard the Owners shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7. Time is the main essence of this agreement and this has been agreed by and between the parties herein that after execution of this agreement the Developer will take necessary step to obtain the sanctioned plan from appropriate authority and the Developer will complete the entire construction work within 24 (Twenty four) months from the date of Building Sanction Plan.

9.8. During construction of the building the Developer shall accommodate the Owners in such suitable places at the cost of the Developer but after completion of the said project the Owners allocation will be handed over the Owners.

ARTICLE - X : OWNERS' OBLIGATION AND COVENANTS

10.1. The Land Owners shall sign and execute all applications and other Papers and Documents as may be required for obtaining sanction plan for construction of the proposed New Building at the said Premises.

10.2. The Land Owners shall render their best co-operation and subsistence to the Developer with regard to the development and construction as aforesaid as may from time to time be required if the Developer does not violates, ignores any of the agreed terms and conditions here in this agreement present.

The Land Owners shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection drainage connection as will or other Public services in or upon proposed New Buildings on the said land for habitable purpose.

10.4 The Land Owners shall from time to time and all times execute and register appropriate Deed of conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the Developer and/or its nominees/assignees and for the intending purchasers in relation to the respective flats/car parking space, roof and other spaces in regard to and out of the Developer's Allocation which such intending purchasers would agree to acquire the identified portion from the Developer's Allocation.

10.5. The Land Owners shall not in any manner object or obstruct for carrying out of the further development work of the said land and/or the construction of the said building by the Developer, herein. The Land Owners herein shall not permit other than the Developer, to anyone to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said land and/or construction of the new building proposed by the Developer.

10.6. The Land Owners herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the development work. It is worth to mention that the amount accrued from the salvage of the existing building would be divided in between the parties herein in equal share.

AND THE OWNERS HEREBY FURTHER AGREES AND COVENANTS WITH THE DEVELOPER as follows:

a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provided that the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written.

b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the Owners in

in connection with the development of the said premises, as lawful constituted attorney on behalf of the Owners, in the manner are as follows:

- i. To sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications thereof by the Kolkata Municipal Corporation or other competent authorities.
 - ii. To appear and represent the Owners before various authorities and departments of the Kolkata Municipal Corporation namely drainage, water survey, valuation, assessment, fire brigade, tax collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.
 - iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning Developer's allocation reserved by and under this agreement with the intending purchaser or purchasers such prices and/or consideration as the Developer in its absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.
 - iv. To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.
 - v. To represent the Owners before any Notary Public, Sub-Registrar or Registrar of Assurances, Kolkata for registration and acknowledge and register sale deeds, instruments and writings in respect of Developer's allocation in the proposed building for and on our behalf of the Owners and to admit the execution thereof and to do all other acts and deeds in that behalf as may or be to the Developer may seem necessary and expedient.
- c) The Owners hereby further declare, to execute a separate register general power of attorney in favour of the Developer or its nominated person to sell, transfer and convey the Developer's allocation.

ARTICLE -XI: DEVELOPER'S RIGHT

11.1. The Developer herein shall be entitled to represent the land Owners before the Kolkata Municipal Corporation, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new buildings at the amalgamated premises.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the Appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its discretion as desire.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Kolkata Municipal Corporation or other appropriate Govt. Authorities and or departments for the purpose of completion of the development work and/or construction of New Building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Buildings and/or the several Residential Flats /Car Parking Spaces and other spaces of the new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion.

11.6. The intending purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats/Car Parking Spaces and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats/car parking spaces and other space of the proposed new Buildings and to receive and/or realize the Earnest Moneys, Part

ments and other consideration Moneys and appropriate the same without any objection by or on behalf of the Owners.

11.8. The Developer herein shall be at liberty and at its own discretion has the right to give mortgage/Lien/hypothecate with the interested parties exclusively from the part and portion of Developer's Allocation only without disturbing Owners's Part of allocation.

ARTICLE XIII: RATES AND TAXES

13.1. Henceforth, The Developer and/or Buyer and/or Transferee of flats and other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings and the Owners also will pay proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings in respect of Owners' allocation.

ARTICLE -XIV : POSSESSION TO THE LAND OWNERS

14.1. This has been agreed by and between the parties herein that the Developer will give the Land Owners the possession of the Owner's Allocation in a ready and tenable condition within 24 months from the date of Building Sanction Plan and before delivery of possession of the Owner's allocation to the Owners a fresh agreement will execute with the Developer for earmarked the Owners allocation which will be delivered to the Owners.

ARTICLE -XV: TRANSFER

15.1. The Land Owners hereby agree to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest respect thereof in favour of the Developer and/or it's transferee(s) and/or Buys of land/flat or other spaces in respect of the Developer's Allocation in the new buildings, who may recommended for the purpose by the Developer; at or for the consideration as hereinbefore stated, provided Land Owners get their Allocation in time with full satisfaction as per the terms agreed upon. But provided that Land Owners allotted flat area and car parking space shall be given to the

ners separately to each of them and also separate possession letter so that they can mutate their names separately.

ARTICLE -XV -.STAMP & REGISTRATION FEES

16.1. The Developer and/or transferees and/or buyers of flats and other spaces in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the land Owners in respect of the proportionate undivided share in land and/or super structure.

ARTICLE -XVII: DOCUMENTATION

17.1. All transfer, deeds as may from time to time required to be signed, executed, and registered by the Owners conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the Ld. Advocate as may be decided upon by the Developer.

17.2. All fees, costs, charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of Developer allocation.

17.3. In all transfer deed from time to time should be required to execute and should be registered against the Developer's Allocation. The Developer shall join or caused to be joined as confirming Party, if so be advised.

ARTICLE -XVIII: ARBITRATION

18.1. In case of any dispute of differences between the parties hereto the same shall be transferred to arbitration for adjudication under the provisions of the Indian Arbitration Act, 1940 and subsequent amendments thereof will be applicable herein. And the Ld. Advocate of this document will act as an Arbitrator.

ARTICLE -XIX: JURISDICTION

19.1. The Courts at Kolkata alone actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE -XX: FORCE MAJURE

20.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" and shall be suspended from the obligation during that duration of the "FORCE MAJURE".

20.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil commotion, strike and/or any other Act or Commission beyond the control of the parties hereto.

ARTICLE -XXI: MISC. CONDITION AS AGREED UPON

21.1. The Developer shall put the Owners in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities within the time limit as specified in Article XIV.

21.2. The Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building.

21.3. The Developer is also exclusively entitled to it's Developer's Allocation in terms of this contract within this, building with exclusive Right to transfer or otherwise deal with or dispose of the same without any right, claim, or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

21.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the Developer and receive Call Money and such other moneys as would be offered by such party or parties for purchase of flats or flat and shall also be entitled to have a Registered Power of Attorney to be executed by the Owners at the cost of the

Developer authorizing the Developer to sell the undivided interest in the schedule mentioned plot proportionately to the flat Owners on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

21.5. The Developer shall install and erect in the said building at it's own costs, pump, tube-well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale of flats therein on "Ownership" and as mutually agreed.

21.6. The Owners and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

21.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer is delivered by hand or sent by prepaid Regd. Post to the last known address of the Developer.

21.8. The Developer shall frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the Rules and Regulations to be formed by any Society/Association/Holding Association and/or any other Organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

21.9. As and from the date of completion of the Construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear proportionate charges on account of Ground Rent and other Taxes payable in respect of their respective spaces.

10. The Building is to be constructed by the Developer in accordance with the specification hereunder written.

21.11. The Developer, if needed may borrow money/monies from any financial institution/s, Bank, Private Party, by giving hypothecation/lien/mortgage only the constructed part of the proposed new building against his (Developer's) Allocation as mentioned Article VIII, hereinbefore, without infringe the right of Owner's/Landlady Allocation as fully mentioned in Article VII, hereinbefore.

And also without infringe the right title of the land on which the proposed new building will be constructed as more fully mentioned in the first Schedule hereinafter. Or more clearly to mention, the Developer will be allowed to borrow money/monies through giving mortgage/lien/hypothecation, against the Construction of Newly Proposed Building only to the extend of Developers Allocation and not for Land as a whole or any part thereof, and for Owner's Allocation. And the Developer shall be entitled to borrow money from any Bank without creating any financial liability on the Owners or affecting right.

ARTICLE - XXII : OWNERS' INDEMNITY

22.1. The Owners do the hereby undertake that the Developer shall entitled to the said construction and shall enjoy its allocated space without any interference or disturbances, provided the Developer performs and fulfills all the terms and conditions herein contained and/or on it's part to be observed and performed.

ARTICLE - XXIII: DEVELOPER'S INDEMNITY

23.1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 8 Cottah 08 Chittaks 23 Sq.ft. and a structure measuring about 100 sq.ft. more or less lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) and is within the limits of Kolkata Municipal Corporation, Ward No. 110, and the land is being butted and bounded as follows:-

ON THE NORTH : G + 3 Storied Building

ON THE SOUTH : House Of Babu Ali

ON THE EAST : G + 3 Storied Building

ON THE WEST : 23 Feet Wide K. M. C. Road

THE SECOND SCHEDULE ABOVE REFERRED TO

PART-I

(OWNERS ALLOCATION)

ALL THAT the Owners will get 50% of the entire constructed area (i.e. Total F.A.R.) of the newly constructed building consisting of several flats, units and car parking spaces on the different floor together with proportionate share of land underneath the newly constructed buildings on the amalgamated landed properties more fully mentioned in the First Schedule. Besides these, the Owners received a sum of Rs.5,00,000/- (Rupees Five Lakhs) only as non-refundable Owners' allocation.

PART-II

(DEVELOPER'S ALLOCATION)

ALL THAT portions the entire property to be constructed at the aforesaid premises save and except the Owners' allocation of the constructed area on the different floors of the building

property more fully mentioned in the First Schedule. on the

✓ Hindu Building

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. All costs of maintenance, operations, repairs, replacement services and white painting rebuilding reconstructing decorating redecorating of all other common areas/parts its fixtures fittings electrical wiring and equipment's in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners. Sweepers, liftman etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and/or organization and payment of all charges incidental thereto.
5. Sinking Fund and other contributions, if any.
6. Municipal Corporation and other rates and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.
7. All such other expense and outgoings as are deemed by the Developer and/or the Association or Co-operative Society or Private Limited Company to be necessary for or incidental thereto.
8. Electricity expenses for lighting all the common parts outer wall of the building, parking space and for operation of all the common areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts/Common Areas and Facilities)

1. Drains and sewers from the premises to the K.M.C. Duct.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. The Drivers, durwans, maintenance staff rest room with electrical wiring switches and points fittings and fixtures, (if any).
4. Boundary walls of the premises including outside of the walls of the building and main gates.
5. Water pump and motor with installation and room therefore.
6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.
7. Electrical wiring meters and fittings and fixture for lighting the staircases lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore.
8. Windows/doors/grills and other fittings of the common area of the premises.
9. Such other common parts areas equipment's installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

ails of fixtures, fittings standard materials etc. to be provided in the Owners' Allocation:

1. Entire flooring of the flat will be Floor Tiles.
2. Toilet Wall – Tiles up to 6 ft. will be provided.
3. In the kitchen one cooking platform of Black stone. Wall dado of glazed tiles up to 3 ft. height over the platform and one black stone sink will be provided. With two tap water connections.
4. Doors: Wooden frame with flush doors phenol bonded ply and the main entry door should be decorated & polished.
5. Windows: Aluminium Sliding Window with grills will be provided including fixing with glass.
6. Interior wall will be finished with plaster of parish.
7. In the toilet, one western or one Indian commode with cistern shall be provided. In addition to this one wash basin with two tap water connection and one shower connection shall be provided in each toilet. In W. C. one commode and one tap will be provided.
8. Concealed wiring with points as under :
 - a) Bed Rooms: Two light points, two fan point, two 5 Amp. Plug point.
 - b) Toilet: One light point, two plug points (one 5 Amp & another 15 Amp)
 - c) Kitchen: One light point, Two Plug Points (one 5 Amp and One 15 Amp)
 - d) Drawing and Dining: Four light points, Two Fan Points, Two plug Points
 - e) Balcony: one light point, one plug point.
 - f) Calling Bell connection in each flat above/beside the Doorframe.
 - g) Special / Additional fittings as per Owners' choice will be provided at extra cost.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the above named parties at Kolkata in the presence of

WITNESSES:

1. ~~Biplab Sardar~~
BIPLAB SARDAR
23 Pranamamandir Road Jaria
Kat-84

2. ~~অমল কায়~~
~~অপারাজিতা কায়~~
৭০০০৮৮৪

~~অমল কায়~~

~~অমল কায়~~

Nivedita Baidya @ Mondal

Anindita Roy @ Baidya
Aparajita Baidya @ Nazimuddin
SIGNATURE OF THE OWNERS

For CREATIVE CONSTRUCTION

~~Prabal Roy~~
(PRABAL ROY) Proprietor.

SIGNATURE OF THE DEVELOPER

Drafted by me
Sambhu Mondal
Sambhu Mondal
Advocate
High Court, Calcutta
Reg. No.-F/417/163/2009



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBRATA BAIDYA
Signature Subrata Baidya



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIRBAN BAIDYA
Signature Anirban Baidya



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NIBEDITA BAIDYA @ MONDAL
Signature Nivedita Baidya (N) Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANINDITA ROY @ BAIDYA
Signature Anindita Roy @ Baidya



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name APARAJITA BAIDYA @ MAZUMDERSignature Aparajita Baidya @ Mazumder

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name PRABAL ROYSignature Prabal Roy

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas



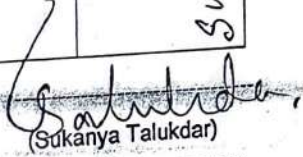
Signature / LTI Sheet of Query No/Year 16051000115907/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBRATA BAIDYA , 63 BRIJI ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Subrata Baidya 22.5.19
2	Mr ANIRBAN BAIDYA , 63 BRIJI ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Anirban Baidya 22.5.19
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs NIVEDITA BAIDYA MONDAL Alias Mrs NIBEDITA MONDAL , KUSUMBA, P.O:- NARENDRAPUR, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103	Land Lord			Nivedita Baidya Mondal 22.5.19

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 ANINDITA ROY Alias Mrs ANINDITA BAIDYA , 60 ABUDAYAN ROAD NATUN BAZAR, P.O:- BASIRHAT, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743411	Land Lord			Anindita Roy @ Baidya 22.5.19
5	Mrs APARAJITA MAZUMDER Alias Mrs APARAJITA BAIDYA , 56 DAKSHIN MADHYA FARTABAD, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			Aparajita Baidya @ Mazumder 22.05.2019
6	Mr PRABAL ROY , 47 SREERAMPUR ROAD NORTH, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700084	Represent ative of Developer [CREATIV E CONSTR UCTION]			Prabal Roy 22.05.19

No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUSHANTA DAS Son of Late SAMARENDRA DAS NANDAPUR, P.O:- NANDAPUR, P.S:- Chandipur, District:- Purba Midnapore, West Bengal, India, PIN - 721625	Mr SUBRATA BAIDYA, Mr ANIRBAN BAIDYA, Mrs NIVEDITA BAIDYA MONDAL, Mrs ANINDITA ROY, Mrs APARAJITA MAZUMDER, Mr PRABAL ROY			 Sushanta Das 21.05.19

(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201920-001514031-1

Payment Mode Online Payment

Bank : United Bank

BRN Date: 16/05/2019 14:33:34

BRN Date: 16/05/2019 14:34:06
BRN : 14502399

DEPOSITOR'S DETAILS

Id No. : 16051000115907/3/2019
[Query No./Query Year]

Name : Biswajit Saha
Contact No. : 9830781988

Mobile No. +91 9830781988

E-mail :

Address : SONARPUR PARK

Applicant Name : Mr SAMBHU MONDAL

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16051000115907/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	16051000115907/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				20042

In Words : Rupees Twenty Thousand Forty Two only

Major Information of the Deed

Deed No. :	I-1605-02980/2019	Date of Registration	24/05/2019
Query No / Year	1605-1000115907/2019	Office where deed is registered	
Query Date	15/05/2019 3:02:27 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMBHU MONDAL 6 OLD POST OFFICE STREET, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700001, Mobile No. : 9073329195, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,07,73,085/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BRIJI WEST, Premises No: 290, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 8 Chatak 23 Sq Ft	1/-	1,07,43,085/-	Width of Approach Road: 23 Ft.,
Grand Total :				14.0777Dec	1/-	107,43,085/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
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/-	

Major Information of the Deed :- I-1605-02980/2019-24/05/2019

Details :

Name, Address, Photo, Finger print and Signature

Mr SUBRATA BAIDYA

Son of Late S C BAIDYA , 63 BRIJI ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AEIHPB2924F, Status :Individual, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence

Mr ANIRBAN BAIDYA (Presentant)

Son of Mr SUBRATA BAIDYA , 63 BRIJI ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AIWBPB5780C, Status :Individual, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence

Mrs NIVEDITA BAIDYA MONDAL, (Alias: Mrs NIBEDITA MONDAL)

Wife of Mr MRINAL KANTI MONDAL , KUSUMBA, P.O:- NARENDRAPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHIPB7149J, Status :Individual, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence

Mrs ANINDITA ROY, (Alias: Mrs ANINDITA BAIDYA)

Wife of Mr JYOTIRMOY ROY , 60 ABUDAYAN ROAD NATUN BAZAR, P.O:- BASIRHAT, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743411 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQFPR6499H, Status :Individual, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence

Mrs APARAJITA MAZUMDER, (Alias: Mrs APARAJITA BAIDYA)

Wife of Mr DEBASISH MAZUMDER , 56 DAKSHIN MADHYA FARTABAD, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BHJPB3201M, Status :Individual, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2019
 , Admitted by: Self, Date of Admission: 22/05/2019 ,Place : Pvt. Residence

Developer Details :

SI No Name, Address, Photo, Finger print and Signature

1 CREATIVE CONSTRUCTION
 , P129 SREERAMPUR ROAD SOUTH, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: ADCPR0755Q, Status :Organization, Executed by: Representative

Major Information of the Deed : - I-1605-02980/2019-24/05/2019

28/05/2019 Query No:-16051000115907 / 2019 Deed No : - 160502980 / 2019, Document is digitally signed.

Representative Details :

Name, Address, Photo, Finger print and Signature

Mr PRABAL ROY

Son of Late GOPAL CHANDRA ROY , 47 SREERAMPUR ROAD NORTH, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADCPR0755Q Status : Representative, Representative of : CREATIVE CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSHANTA DAS Son of Late SAMARENDRA DAS NANDAPUR, P.O:- NANDAPUR, P.S:- Chandipur, District:-Purba Midnapore, West Bengal, India, PIN - 721625			

Identifier Of Mr SUBRATA BAIDYA, Mr ANIRBAN BAIDYA, Mrs NIVEDITA BAIDYA MONDAL, Mrs ANINDITA ROY, Mrs APARAJITA MAZUMDER, Mr PRABAL ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BAIDYA	CREATIVE CONSTRUCTION-2.81554 Dec
2	Mr ANIRBAN BAIDYA	CREATIVE CONSTRUCTION-2.81554 Dec
3	Mrs NIVEDITA BAIDYA MONDAL	CREATIVE CONSTRUCTION-2.81554 Dec
4	Mrs ANINDITA ROY	CREATIVE CONSTRUCTION-2.81554 Dec
5	Mrs APARAJITA MAZUMDER	CREATIVE CONSTRUCTION-2.81554 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BAIDYA	CREATIVE CONSTRUCTION-20.00000000 Sq Ft
2	Mr ANIRBAN BAIDYA	CREATIVE CONSTRUCTION-20.00000000 Sq Ft
3	Mrs NIVEDITA BAIDYA MONDAL	CREATIVE CONSTRUCTION-20.00000000 Sq Ft
4	Mrs ANINDITA ROY	CREATIVE CONSTRUCTION-20.00000000 Sq Ft
5	Mrs APARAJITA MAZUMDER	CREATIVE CONSTRUCTION-20.00000000 Sq Ft

Endorsement For Deed Number : I - 160502980 / 2019

Major Information of the Deed :- I-1605-02980/2019-24/05/2019

2019
Date of Market Value(WB PUVI rules of 2001)
that the market value of this property which is the subject matter of the deed has been assessed at Rs
3,085/-

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 22-05-2019

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

Presented for registration at 20:55 hrs on 22-05-2019, at the Private residence, by Mr ANIRBAN BAIDYA, one of the Executants.

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

Execution is admitted on 22/05/2019 by 1. Mr SUBRATA BAIDYA, Son of Late S C BAIDYA, 63 BRIJI ROAD, P.O: GARIA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Mr ANIRBAN BAIDYA, Son of Mr SUBRATA BAIDYA, 63 BRIJI ROAD, P.O: GARIA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 3. Mrs NIVEDITA BAIDYA MONDAL, Alias Mrs NIBEDITA MONDAL, Wife of Mr MRINAL KANTI MONDAL, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 4. Mrs ANINDITA ROY, Alias Mrs ANINDITA BAIDYA, Wife of Mr JYOTIRMOY ROY, 60 ABUDAYAN ROAD NATUN BAZAR, P.O: BASIRHAT, Thana: Basirhat, North 24-Parganas, WEST BENGAL, India, PIN - 743411, by caste Hindu, by Profession House wife, 5. Mrs APARAJITA MAZUMDER, Alias Mrs APARAJITA BAIDYA, Wife of Mr DEBASISH MAZUMDER, 56 DAKSHIN MADHYA FARTABAD, P.O: GARIA, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr SUSHANTA DAS, Son of Late SAMARENDRA DAS, NANDAPUR, P.O: NANDAPUR, Thana: Chandipur, Purba Midnapore, WEST BENGAL, India, PIN - 721625, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-05-2019 by Mr PRABAL ROY, SOLE PROPRIETOR, CREATIVE CONSTRUCTION (Sole Proprietorship), P129 SREERAMPUR ROAD SOUTH, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr SUSHANTA DAS, Son of Late SAMARENDRA DAS, NANDAPUR, P.O: NANDAPUR, Thana: Chandipur, Purba Midnapore, WEST BENGAL, India, PIN - 721625, by caste Hindu, by profession Law Clerk

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-02980/2019-24/05/2019

of Fees

that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- , E = Rs 21/-) and
Registration Fees paid by by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/05/2019 2:33PM with Govt. Ref. No: 192019200015140311 on 16-05-2019, Amount Rs: 5,021/-, Bank:
United Bank (UTBI00CH175), Ref. No. 14502399 on 16-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs
15,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/05/2019 2:33PM with Govt. Ref. No: 192019200015140311 on 16-05-2019, Amount Rs: 15,021/-, Bank:
United Bank (UTBI00CH175), Ref. No. 14502399 on 16-05-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 24-05-2019

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 8938, Amount: Rs.5,000/-, Date of Purchase: 07/02/2019, Vendor name:
Subhankar Das



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-02980/2019-24/05/2019