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भारतीय गैर न्यायिक

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FIFTY
RUPEES

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INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AK 629978

Witnessed and signed the document at
the registration. The State Seal and
signature of the Registrar are placed on the
document and the date of the document.

Notary Seal and Signature
Notary Seal Date 24.02.2024

23 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 23rd day of February, Two
Thousand and Twenty Four.(2024)

B E T W E E N

4942 18/11/2023

নাম- PRADIP BHATTACHARJEE

পদ ও তারিখ Advocate
High Court, Calcutta 50

জন্মতারিখ-

পাঠ্য-

স্বাক্ষর

তারিখ

স্বাক্ষরিত কোর্ট

উত্তর ২৬ পরগনা

টি. ডি. নং-

স্বাক্ষর তারিখ-

মোট স্বাক্ষর মূল্য-

টেক্সট অফিস-বারাসাত

জন্মতারিখ শ্রী তপস কুমার সাহা

04 DEC 2023

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Identified by

Bhattacharjee Adm

Signature

Dist. Sub-Registrar
Cossipore, Dum Dum

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23 FEB 2024

1)SRI. APURBA SARKAR (PAN No. AJFPS5063D & Aadhar No 9822 9988 1959) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Retired, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas, **2)SRI. DIPAK KUMAR SARKAR (POI Card No. P0627033)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - American, By occupation -Service, permanent resident of 5, Wild Dunes Court, Skillman, NJ 08558, USA and presently residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **3)SRI. JAYANTA KUMAR SARKAR (PAN No. AARPS9647N & Aadhar No 4099 5906 9222)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Retired, residing at 9, Rishi Bankim Chandra Road, Post Office & Police Station -Dum Dum, Kolkata- 700 028, District North 24 Parganas **4)SRI. NILESH SARKAR (PAN No APLPS9815B & Aadhar No 3527 2333 6979)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Business, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)a)SMT. RITA SARKAR (PAN No. HAEPS0586N & Aadhar No. 6194 1852 2733)** wife of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)b)SRI. RAKESH SARKAR (PAN No. DUEPS8245E & Aadhar No. 9637 9502 0642)** son of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas hereinafter called and referred to as the "**LAND OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

A N D

S & S DEVCON (PAN No. AFDFS9321N) a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, represented by it's partners namely **(1) SMT. SOMA BHOWMICK (PAN No. AUSPB7413N & Aadhar No. 5744 9048 7409)** daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas and **(2) SRI. SADHAN ADHIKARY (PAN NO. AIYPA9770B & Aadhar No. 6581 8237 5339)** son of Late Niranjana Adhikary, by faith - Hindu, by Nationality - Indian, by Occupation -Business, residing at 179/B, R.N Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas hereinafter referred to as the "**SOLE PROPRIETOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors - in - office and assigns) of the **SECOND PART.**



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Addl. District Sub-Registrar
Cossapora, Dum Dum

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WHEREAS That one Joydeb Sarkar son of Late Chandra Kumar Sarkar was the absolute owner of ALL THAT piece and parcel of land measuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas by virtue of a Deed of Conveyances dated 16th day of December 1987 and the same was registered before Additional District Sub registrar at Cossipore Dum Dum and the same was copied in Book No.I, Volume No. 116, Pages No. 257 to 268, Being No. 5695 of 1987 on and from Sri. Pran Ballav Saha son of Late Madan Mohan Saha against a valuable consideration mentioned therein.

AND WHEREAS after purchased of the aforesaid property by Joydeb Sarkar son of Late Chandra Kumar Sarkar duly mutated his name before the South Dum Dum Municipality and duly obtained being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and since then duly paid municipal taxes in his name regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances by Joydeb Sarkar died intestate on 1st day of December 2006 without made any statement leaving behind his six sons namely Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Sushanto Sarkar and Sri. Subrata Sarkar as his legal heirs and successors to success and inherit the aforesaid property according to Hindu Succession Act, 1956 and successors to success and inherit the aforesaid property and his wife namely Arun Kana Sarkar died intestate on 5th day of February 2004 prior of her death.

AND WHEREAS by virtue of inheritance Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Sushanto Sarkar and Sri. Subrata Sarkar became the joint owners of ALL THAT piece and parcel of land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and duly mutated their names before the Block Land & Land Revenue Office Sodepur, Barrackpore and obtained R.S Modified/L.R Khatian No. 4090 in the name of Sri. Apurba Sarkar, R.S Modified/L.R Khatian No. 4091 in the name of Sri. Dipak Kumar Sarkar, R.S Modified/L.R Khatian No. 4092 in the name of Sri. Jayanta Kumar Sarkar, R.S Modified/L.R Khatian No. 4093 in the name of Sri. Subrata Sarkar, R.S Modified/L.R Khatian No. 4094 in the name of Sri. Sushanto Sarkar and R.S Modified/L.R Khatian No. 4095 in the name of Sri. Nilesh Sarkar and since then duly paid municipal taxes in their names regularly without any delay or default.



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AND WHEREAS while seized and possessed of the aforesaid inherited property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Sushanto Sarkar and Sri. Subrata Sarkar out of them Sri. Subrata Sarkar died intestate on 10th day of September 2021 leaving behind his only wife namely Smt. Rita Sarkar one son namely Sri. Rakesh Sarkar and one married daughter namely Smt. Chaitali Bhar (Sarkar) as his legal heirs and successors to success and inherit the aforesaid undivided 1/6th share of property according to Hindu Succession Act, 1956.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, (Smt. Rita Sarkar, Sri. Rakesh Sarkar and Smt. Chaitali Bhar (Sarkar)), Sri. Nilesh Sarkar and Sri. Sushanto Sarkar each became the undivided owner of 360(Three Hundred and Sixty) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances now Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, and Sri. Nilesh Sarkar became the undivided 4/6 share owner of 2(Two)Cottahs more or less alongwith 80(Eighty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure and Smt. Rita Sarkar & Sri. Rakesh Sarkar became the undivided owner of 5(Five)Chittacks 15(Fifteen) Sq.ft. more or less alongwith 14(Fourteen) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs, 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS with a view to develop the undivided property of ALL THAT piece & parcel of land admeasuring an area of 2(Two)Cottahs 5(Five)Chittacks 15(Fifteen) Sq.ft. more or less alongwith 94(Ninety Four) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian



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No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas, by construction of a multi storied building in accordance with the building plan duly sanctioned by the local South Dum Dum Municipality the Land Owners herein approached to construct the said multi storied building thereon and the Developer herein have accepted the proposal of the Land Owners herein on the terms and condition appearing hereunder.

AND WHEREAS

A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following:-

1. **ADVOCATE** shall mean the Advocate which any person or firm appointed or nominated by the Developer for the supervision of the legal affairs of the premises hereinafter defined.
2. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the building hereinafter defined.
3. **THE SAID BUILDING** shall mean and include proposed multi storied building R.C.C frame structure building consisting of numbers of residential flats, garage and few flats on the ground floor on the said premises according to the drawn up plans and specification signed by the owners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated.
4. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved and sanctioned by the South Dum Dum Municipality with any renewal or amendments thereto and or modification thereof made or caused by the Developer.
5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways, passage ways, pump space, electric meter space, tube well, overhead water reservoir, water pump and electric motor, roof open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for establishment, location, enjoyment, provisions, maintenance and /or management of the building.
6. **OWNERS** shall mean and include 11SRI. APURBA SARKAR (PAN No. PT385063D & Aadhar No 9822 9988 1959) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Retired, residing at 312, Subhasnagar, Baggon Link Road, Post Office -Rabindra Nagar, Police



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Sd/-, District Sub-Registrar
Cossinore, Dum Dum

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Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas, **2)SRI. DIPAK KUMAR SARKAR (POI Card No. P0627033)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - American, By occupation -Service, permanent resident of 5, Wild Dunes Court, Skillman, NJ 08558, USA and presently residing at 312, Subhasnagar, Bagjola Link Road, Post Office - Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **3)SRI. JAYANTA KUMAR SARKAR (PAN No. AARPS9647N & Aadhar No 4099 5906 9222)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Retired, residing at 9, Rishi Bankim Chandra Road, Post Office & Police Station -Dum Dum, Kolkata- 700 028, District North 24 Parganas **4)SRI. NILESH SARKAR (PAN No APLPS9815B & Aadhar No 3527 2333 6979)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian , By occupation - Business, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)a)SMT. RITA SARKAR (PAN No. HAEPS0586N & Aadhar No. 6194 1852 2733)** wife of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian , By occupation - Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office - Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)b)SRI. RAKESH SARKAR (PAN No. DUEPS8245E & Aadhar No. 9637 9502 0642)** son of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian , By occupation -Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas and their respective heirs, executors, administrators, legal representatives, assigns and queries and correspondence to the Land Owners shall be added to the present address of the Land Owners.

7. **DEVELOPER** shall mean **S & S DEVCON** a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, represented by it's partners namely (1) **SMT. SOMA BHOWMICK** daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas and (2) **SRI. SADHAN ADHIKARY** son of Late Niranjana Adhikary, by faith - Hindu, by Nationality - Indian, by Occupation -Business, residing at 179/B, R.N Guha Road, Post Office & Police Station -Dum Dum, Kolkata - 700 028, District North 24- Parganas include its successor, successors - in - office and assigns.

8. **LAND OWNERS ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Land Owners allocation in accordance with the terms and conditions of these presents including the proportionate share of the land and the common facilities and amenities attributable to the constructed area to be allotted to the Land Owners, together with any amount of consideration specifically and particularly set out in the SECOND SCHEDULE hereinafter written.



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9. **DEVELOPER'S ALLOCATION** shall mean and include the balance /constructed remaining area in the building after allocation made to the Land Owners, containing residential flats, shops, office spaces, garages and other spaces having undivided un-demarcated impartible proportionate share and or interest in the land and / or common facilities of the multi storied building situated and standing on the land specifically and particularly set out in the THIRD SCHEDULE hereunder written.
10. **PREMISES** shall mean and include being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.
11. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupation after making due provisions for common facilities and the space required there for.
12. **TITLE DEED** shall mean the document Deed of Conveyance dated 16th day of December 1987 and the same was registered before Additional District Sub registrar at Cossipore Dum Dum and the same was copied in Book No.I, Volume No. 116, Pages No. 257 to 268, Being No. 5695 of 1987.
13. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit owners for the management and maintenance after completion of the said building and the premises.
14. **MUNICIPALITY** shall mean the South Dum Dum Municipality and other concerned authorities which may recommend, comment upon, approve and/ or sanction plan.
15. **LAND** shall mean and include comprised being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.
16. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners.
17. **PROPORTIONATE** shall mean with all its cognate variations shall mean ratio the area of the all units in the said building.
18. **COVERED AREA** shall mean and include the plinth area of the flat/garage/shop including proportionate share of lobby, stair, landing, lift and staircase.



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Coimbatore, Dum Dum

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19. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the Architect of the Developer as stated earlier and the said super built up area will be calculated including 25%(Twenty Five) percent.
20. **UNIT** shall mean the flat/garage/shop and or other covered area in the said building which is capable of being exclusively owned, used and / or enjoyed by any unit owners and which will not be treated as common area, facility and common amenity.
21. **UNIT OWNERS** shall mean any person or persons or body or association or firm or company, who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Land Owners and Developer of the project held by them, from time to time.
22. **TRANSFER** shall mean and include with its grammatical variations shall include transfer by profession and by any other means adopted for effecting what is understood as a transfer of space in the proposed multi storied to the intending purchaser and/or purchasers thereof although the same may not amount to a transfer in law.
23. **TRANSFeree** shall mean and include a person, firm, limited company, association of persons to whom any space in the building is to be transferred.

NOTE :

1. Masculine Gender shall include the Feminine and vice - versa.
2. Singular shall include the plural and vice - versa.

B. THE LAND OWNERS HEREIN HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-

1. That the Land Owners are the joint owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever.
2. The entirety of the premises are in the khas possession of the Land Owners and no other person or persons other than the Land Owners have the valid title and interest, occupancy, easement or otherwise on the premises.
3. That there are no suits and or proceedings and or litigation pending in respect of the said plot of land or any part thereof and no person other than the Land Owners have any right, title and interest of any nature whatsoever, in the premises or any part thereof.
4. That the Land Owners declares that no part of the said premises has been or is liable to be acquired under the Urban Land(Ceiling and Regulations) Act 1976, and /or under any other law and no proceedings are pending in respect thereof.

vivo T2 Pro 5. That the said premises or any part thereof has not been attached and/ or is liable to be attached any decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand whatsoever.



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Additional District Sub-Registrar
Cossimore, Dum Dum

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6. That if any required under the law, the Land Owners shall have no difficulty in obtain Income Tax Certificate and /or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and /or its nominee and /or otherwise in fulfilling their other obligations hereunder written.

7. That the Land Owners shall not do any act, deed or thing whereby the Developer shall be prevented from the construction and completion of the said multi storied building as per sanctioned plan provided the Developer abides by the rules, regulations, clauses and / or by-clauses of this Agreement.

8. The Land Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building, in any manner and the Land Owners will deliver vacant and peaceful possession of the said land to the Developer.

9. The Land owners and the Developer have entered into this agreement purely as a contractual basis and nothing contained herein shall be deemed to construct as a partnership between the Developer and the land owners or as a joint Venture between the parties hereto constituted an Association of Persons.

10. The Land Owners herein are fully and sufficiently entitled to enter into this Agreement.

C. The representations of the Land Owners mentioned hereinabove are hereafter collectively called " THE SAID REPRESENTATIONS" and the Land Owners confirm that the said representations are true and correct as per their knowledge and belief.

D: The Land Owners herein have agreed to appoint the Developer of the premises and the Developer, relying upon the said representation have agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED IN THE PRESENCE OF THE FOLLOWING WITNESSES :

1. The Land Owners herein have appointed the Developer as the Developer of the premises and the Developer have accepted such appointed on the terms and conditions hereunder contained,

2. The Development of the premises will be in the following manner:

a. The Land owners shall make handover the vacant possession of the said premises to the Developer as per demand and requirement of the Developer and subsequently necessary arrangement for two numbers of shifting per month of the Land Owners in the rented house/flat by the Developer until handover the habitable position and completion of the proposed building.



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b. The Land Owners doth hereby authorize and empower the Developer to construct a multi storied building as per Sanction Building Plan upon the said plot of land at the costs and expenses of Developer and for the aforesaid purpose the Land owners will deliver full vacant possession of the said land and also make handed over all the original documents of the aforesaid land i.e deed, mutation certificate, tax receipt etc. in favour of the Developer on the day of execution of this Agreement and the Developer will keep all the original documents in their custody and also took all the responsibilities of the original documents upto completion of the proposed building. After completion of the proposed building the Developer will share all the original documents in favour of the Purchaser/ purchasers in the presence of the Land Owners as joint owners of the said land & proposed building without any objection and the purchaser/s wants to be from a Association for the purpose to maintain or future benefit of the building then the Land Owners shall be a member of the Association and to abide rules of the same and in this regard the Land Owners herein declared that before execution of this Development Agreement cum Development Power of Attorney they shall never mortgage, lien, lease etc. of the said land to the third party.

c. At any time the Developer shall enter upon the said premises and to do all works for the construction of the building thereon at its cost, expenses and supervision.

d. The Developer shall hold and remain in possession of the premises and it shall be always be deemed that the Developer is in possession of the entirety of the premises in part performance of this Agreement during the subsistence hereof.

e. Subject to handover the undisputed possession of Land Owners allocation shall be delivered at first, as per Second Schedule of this Agreement within 24(Twenty Four) months from the date of sanctioned building plan and another 6 (Six) months for unavoidable circumstances, to complete the multi storied building or the Land Owners handing over the vacant possession of their aforesaid property to the Developer. The Developer shall complete the proposed building in all respect and shall deliver vacant and peaceful possession to the Land Owners in habitable condition as per the particulars mentioned in the schedule and if the Developer shall unable to construct and complete the proposed building within the stipulated time on that occasion the said Development Agreement shall be cancelled and the concerned Developer without any delay or default present before the concerned registry Office and by their own cost and expenses shall execute Cancellation of Development Agreement and from that day they have no such claim or demand over the said property.

f. The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto.

g. That after completion of the proposed building as according to the terms and conditions of these presents the Developer will be liable to handover the Land Owners Allocation to the Land Owners only as per terms and conditions of the Development Agreement.



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Asst. District Sub-Registrar
Coimbatore, Dum Dum

23 FEB 2024

h. The building shall be for residential purpose as per sanction plan, but the Developer convert it for commercial purpose or such other purpose other than building sanction plan, shall also be obtained the modification plan or addition /alteration plan from the concerned Municipality.

3. That the Land Owners shall sign all applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary to construct the proposed multi storied building from the appropriate authorities, shall be prepared and submitted by the Developer, on behalf of the Land Owners. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and all expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of construction of the said building on the said plot of land.

4. The Developer shall be entitled to occupy and to use the entirety of the premises SUBJECT TO the terms of this Agreement for the duration of the proposed project. The Developer shall be entitled to use the premises for setting up a temporary site office and /or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.

5. IN CONNECTION WITH THE AFORESAID, IT IS AGREED AND CLARIFIED AS FOLLOWS:

a. The Developer shall at its own costs construct, erect and complete the building with quality materials at the place mentioned above after obtaining the sanctioned plan with such materials and with such specifications as may be recommended by the technical person from time to time.

b. In case it be required to pay any outstanding dues to the Municipality or any other outgoings and liabilities in respect of the premises including the cost and expenses regarding the mutation of the names of the owners in that case the Developer shall pay all such outstanding dues etc.

c. The Developer shall install, erect in the said building at its own costs like pump sets, tube well water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential multi storied building having self-contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

d. The Developer shall be authorized by the Land Owners for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

e. That the Developer shall demolition of the existing building and the building materials and debris which shall be the property of the Developer.



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Sd/-, District Sub-Registrar
Cuttack, Dum Dum

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6. The Land Owners will be entitled to get 37%(Thirty Seven) Percent constructed area of the proposed G+4 storied building and the said area adjusted on the Second Floor and balance area adjusted on First Floor.

That if the Developer shall able to construct additional floor upon the G+4 storied building on that occasion the Landowners shall not claim any demand upon that floor/s.

7. The Land Owners allocated area shall be constructed by the Developer for and on behalf of the Land Owners and or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and or behalf of itself and or nominees.

8. That both the Land Owners and the Developer shall have absolute liberty to sell of their respective allocations as Flats, Garages, Unit of the proposed building in favour of the prospective buyer/buyers at any consideration or price which shall be at the sole discretion of them and both the parties shall be liable for their respective areas. That the Land Owners shall grant to the Developer, and / or to the Developers nominee or nominees a Development Power of Attorney required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for sale of Flats/Garages/Shop and or other Spaces (except Land Owners Allocation).

9. The Land Owners and the Developer shall have right to negotiate for sale of their respective areas of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storied building will be constructed on such consideration and on such terms and conditions with such person or persons as the Land Owners and the Developer shall think fit and proper and to execute and register the Deed of conveyances in respect of the proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the purchaser/ purchasers. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the respectively by the Land Owners and the Developer without intimating against each other.

10. That the Developer as well as the Land Owners shall be entitled to hang any signboard or make any publicity towards booking of flats of their respective areas in the proposed multi storied building.

11. All other Flats, Garages, Unit of the proposed building to be constructed by the Second Party save and except the Land Owners shall be disposed of by the Developer to the prospective buyer/buyers at any consideration or price which shall be at the sole discretion of the Developer. The Land



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Asst. District Sub-Registrar
Cossigore, Dum Dum

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Owners shall co-operate in selling the other flats in each and every manner of the Developer shall desire from time to time and all times till disposal of Flats, Garages and Unit as their constituted attorney. The Developer shall deliver physical possession at first to the Land Owners and thereafter shall execute registered Deed of Conveyance or Conveyances in favour of the intending purchaser/purchasers.

12. The Land Owners and/or prospective buyer/ buyers shall bear all statutory liabilities after handing over possession of the other flats and or spaces as shall be payable to the Government and Land Owners shall be responsible for their own allocated portion of the same in any way manner whatsoever from the date of physical possession of the Land Owners and the Land Owners shall pay their respective municipal taxes after getting completion/occupancy certificate from the competent South Dum Dum Municipality and the Developer deliver at first the owners allocation and thereafter shall have right to sell or transfer of their/its allocation and they Developer shall obtain completion/occupancy certificate from the concerned South Dum Dum Municipality.

13. That as soon as the building is completed the Developer shall give written notice to the Land Owners after completion of the construction work of the new building to take possession of their allocations in the building. Before 60 (Sixty) days from the date of service of such notice and at all times thereafter, the Land Owners shall be exclusively responsible for the payment of all municipal and property taxes, rates, duties and other public outgoings and impositions whatsoever, payable in respect of their allocation. The said rates to be apportioned pro-rata basis with reference to the saleable space in the building if they are levied on the Building as a whole and the Land Owners shall pay municipal taxes on and from the date of Possession Letter.

14. As and from the date of delivery of possession of the Land Owners Allocation, the Land Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charge for the common facilities in the newly constructed building payable in respect of the Land Owners Allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passages, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time.

15. The name of the building known as jointly decided by the Land Owners and or in future any such party / person / persons to whom the Developer or the Land Owners will sale, transfer part / parts



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Asst. District Sub-Registrar
Coimbatore, Dum Dum

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of the Developers or the Land Owners allocation in future shall not be entitled to change and / or modified the name of the building.

16. That the Land Owners shall not do any act, deed or thing whereby the Developer shall be prevented from the construction and completion of the said multi storied building as per sanctioned plan provided the Developer abides by the rules, regulations, clauses and / or by-clauses of this Agreement.

17. The Land Owners and the Developer have entered into this agreement purely as a contractual basis and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Land Owners or as a joint Venture between the parties hereto constituted an Association of Persons.

18. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners relating to which specific provisions may not have been mentioned herein, the Land Owners doth hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorization as may be required by the Developer for the purpose and the Land Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or go against the spirits of these presents.

19. In the event of the Land Owners / Developer committing breach of any of the terms and conditions herein contained or making willful delay regarding constructional work by the both parties as per the terms and conditions contained hereinbefore the Land Owners and the Developer both the party shall exercise against each other Specific Performance of the contract before the concerned Civil Court.

20. The construction of the proposed building should be Certified by the Structural Engineer in question of fitness of the proposed building.

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

22. No party shall use or permit to the use of the respective allocations in the building or any portion thereof for carrying on any obnoxious illegal and immoral tread or activity nor use thereof for any



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Dist. Sub-Registrar
Dum Dum

purpose which may cause any nuisance or hazard to the other occupiers of the building.

23. Neither any party shall demolish or permit to demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

24. Both parties shall abide by all laws, by-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, by-laws, rules and regulations.

25. Roof will be common to all for the First Party with the intending Purchaser/ Purchasers.

26. That the Developer shall install existing electric meter in the proposed multi storied building.

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of land admeasuring an area 2(Two)Cottahs 5(Five)Chittacks 15(Fifteen) Sq.ft. more or less alongwith 94(Ninety Four) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and follows:-

ON THE NORTH : Plot of Own.

ON THE SOUTH : Plot of Suren Sarkar.

ON THE EAST : Plot of Indian Railway.

ON THE WEST : Plot of Rabin Roy and thereafter 18 feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFFERED TO -

(OWNERS ALLOCATION)



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Sd/-, District Sub-Registrar
Coesipora, Dum Dum

The Land Owners will be entitled to get 37%(Thirty Seven) Percent constructed area of the proposed G+4 storied building and the said area adjusted on the Second Floor and balance area adjusted on First Floor.

That if the Developer shall able to construct additional floor upon the G+4 storied building on that occasion the Landowners shall not claim any demand upon that floor/s.

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

The Developer's Allocation shall mean ALL THAT remaining balance constructed area of the proposed multi storied building containing residential flats, commercial shops, office spaces, garages and other spaces having undivided un-demarcated impartible proportionate share and or interest in the land said residential flats, commercial shops, office spaces, open / covered car parking space and other spaces attached thereto and available with constructed area in the building and / or common facilities of the multi storied building situated and standing on the land more fully stated in the First schedule with absolute liberty to deal with and / or transfer to the said allocation / area/portion according to the Developer's sole discretion for all times to come thereafter.

THE FOURTH SCHEDULE ABOVE REFERRED TO **SPECIFICATION**

- a) Foundation : R.C.C. Foundation and framed structure for multi storied building.
- b) Wall : External wall shall be (8") thick partition wall between the Flats & Corridor shall be (5") thick. Internal partition wall in each flat shall be (5") thick.
- c) Wall finish : The inside wall of each floor shall be finished with putty.
- d) Floors : Tiles will be laid on.
- e) Doors : Door frames shall be of good quality. All doors shall be of commercial flush Door. All wooden surface shall be painted with two coat primer only.
- f) Windows : All windows shall be of aluminum made shutter panel with grill. All balconies shall be guarded with 2' - 6" height grill.
- g) Kitchen : At kitchen cooking platform with sink shall be furnished with black stone (3') high glazed tiles shall be provided over cooking platform only at cooking area. The colour of glazed tiles shall be of the Developer's choice. One bib cock at sink also is provided.
- h) Toilet : 6' high glazed tiles dado. One shower including two bib cock, one commode (white in colour) shall be provided. The door of toilet shall be of PVC door.
- i) Electrical : All electrical work shall be concealed with ISI brand (Plastic or Hard) wire of size 4mm, 2mm, 1mm, 1.5 mm, 0.5 mm as follows :



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Asst. District Sub-Registrar
Coaspore, Dum Dum

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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl
No Signature of the
Exhibitor / Presentator



Apurba Sarker

Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring
(Right Hand)



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Sujas Sarker



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Asst. District Sub-Registrar
Cossigoore, Dum Dum

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23 FEB 2024

SHUBHAJEET ROY Aug 3, 2026, 15:37

SPECIMEN FORM FOR TEN FINGERPRINTS

SI
No Signature of the
Executive / Presentant



Rita Sarkar

Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little



Anish Sarkar

Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little



Rakesh Sarkar

Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little



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Joint District Sub-Registrar
Dum Dum

23 FEB 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

SI
No

Signature of the



Soma Bhawmik

Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



Little

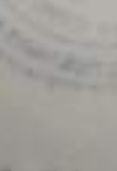
Ring

Middle

(Left Hand)

Fore

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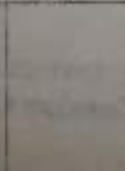
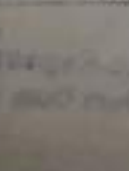
Fore

Middle

(Right Hand)

Ring

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Sadhan Ashik

Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



Little

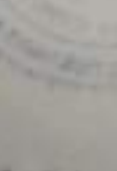
Ring

Middle

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Thumb



Thumb

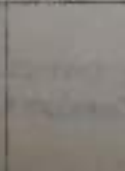
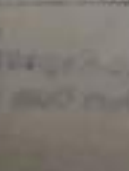
Fore

Middle

(Right Hand)

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Asst. District Sub-Registrar
Coimbatore, Dum Dum

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23 FEB 2024



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



192023240397700718

CRN Details

CRN:	192023240397700718	Payment Mode:	SBI Epay
CRN Date:	23/02/2024 14:19:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8237482352237	BRN Date:	23/02/2024 14:20:21
Gateway Ref ID:	IGAQCXCWPE9	Method:	State Bank of India NB
GRIPS Payment ID:	230220242039770070	Payment Init. Date:	23/02/2024 14:19:58
Payment Status:	Successful	Payment Ref. No:	2000510572/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr PRADIP BHATTACHARJEE
Address:	R G COLONY
Mobile:	9804360504
Period From (dd/mm/yyyy):	23/02/2024
Period To (dd/mm/yyyy):	23/02/2024
Payment Ref ID:	2000510572/5/2024
Dept Ref ID/DRN:	2000510572/5/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000510572/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2000510572/5/2024	Property Registration-Registration Fees	0030-03-104-001-16	21
Total				6991

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY ONE ONLY.

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Major Information of the Deed

Deed No :	I-1506-01923/2024	Date of Registration	23/02/2024
Query No / Year	1506-2000510572/2024	Office where deed is registered	
Query Date	23/02/2024 12:40:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 30,02,135/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Premises No: 312, , Ward No: 006, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-639/1118 (RS :-)	LR-25	Bastu	Bastu	336 Sq Ft	1/-	5,95,351/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-639/1118 (RS :-)	LR-4091	Bastu	Bastu	336 Sq Ft	1/-	5,95,351/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			1.54Dec	2 /-	11,90,702 /-	

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Premises No: 312, , Ward No: 6, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-639/1118 (RS :-)	LR-4092	Bastu	Bastu	336 Sq Ft	1/-	5,95,351/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L4	LR-639/1118 (RS :-)	LR-4093	Bastu	Bastu	336 Sq Ft	1/-	5,95,351/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L5	LR-639/1118 (RS :-)	LR-4095	Bastu	Bastu	336 Sq Ft	1/-	5,95,351/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			2.31Dec	3 /-	17,86,053 /-	
		Grand Total :			3.85Dec	5 /-	29,76,755 /-	

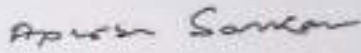
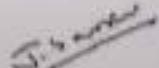
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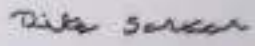
Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	94 Sq Ft.	1/-	25,380/-	Structure Type: Structure
Gr. Floor, Area of floor : 94 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		94 sq ft	1 /-	25,380 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Apurba Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo 	Finger Print  Captured 23/02/2024	Signature  23/02/2024
312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ajxxxxxx3d, Aadhaar No: 98xxxxxxxx1959, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				
2	Name Dipak Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo 	Finger Print  Captured 23/02/2024	Signature  23/02/2024
312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				
3	Name Jayanta Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo 	Finger Print  Captured 23/02/2024	Signature  23/02/2024

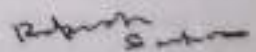
9, RB.C Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aaxxxxxx7n, Aadhaar No: 40xxxxxxxx9222, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024
 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Rita Sarkar Wife of Late Subrata Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office		 Captured	
	23/02/2024	LTI 23/02/2024	23/02/2024	

312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: haxxxxxx6n, Aadhaar No: 61xxxxxxxx2733, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024
 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Nilesh Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office		 Captured	
	23/02/2024	LTI 23/02/2024	23/02/2024	

312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxxx5b, Aadhaar No: 35xxxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024
 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office

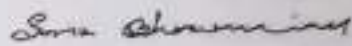
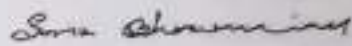
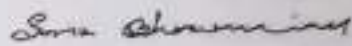
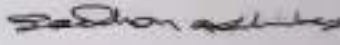
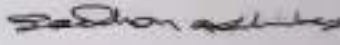
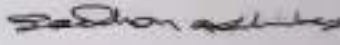
6	Name	Photo	Finger Print	Signature
	Rakesh Sarkar Son of Late Subrata Sarkar Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office		 Captured	
	23/02/2024	LTI 23/02/2024	23/02/2024	

312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: duxxxxxx5e, Aadhaar No: 96xxxxxxxx0642, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024
 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S & S DEVCON 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AFxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Soma Bhowmick Daughter of Khokan Banik Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office</td><td> Feb 23 2024 1:52PM</td><td> Captured LTI 23/02/2024</td><td> 23/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Soma Bhowmick Daughter of Khokan Banik Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office	 Feb 23 2024 1:52PM	 Captured LTI 23/02/2024	 23/02/2024	72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: auxxxxxx3n, Aadhaar No: 57xxxxxxxx7409 Status : Representative, Representative of : S & S DEVCON (as Partner)		
Name	Photo	Finger Print	Signature									
Soma Bhowmick Daughter of Khokan Banik Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office	 Feb 23 2024 1:52PM	 Captured LTI 23/02/2024	 23/02/2024									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Sadhan Adhikary (Presentant) Son of Late Nirajan Adhikary Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office</td><td> Feb 23 2024 1:54PM</td><td> Captured LTI 23/02/2024</td><td> 23/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Sadhan Adhikary (Presentant) Son of Late Nirajan Adhikary Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office	 Feb 23 2024 1:54PM	 Captured LTI 23/02/2024	 23/02/2024	179/B R N Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aixxxxxx0b, Aadhaar No: 65xxxxxxxx5339 Status : Representative, Representative of : S & S DEVCON (as Partner)		
Name	Photo	Finger Print	Signature									
Sadhan Adhikary (Presentant) Son of Late Nirajan Adhikary Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office	 Feb 23 2024 1:54PM	 Captured LTI 23/02/2024	 23/02/2024									

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Bhattacharjee Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Motiheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	 23/02/2024	 Captured 23/02/2024	 23/02/2024

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 SHIDIA, HEPRO, Aug 3, 2026 15:38
 Identifier, Pradip Bhattacharjee, Jayanta Kumar Sarkar, Rita Sarkar, Nilesh Sarkar, Soma Bhowmick, Sadhan Adhikary, Rakshan Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.128334 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.128334 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.128334 Dec
4	Rita Sarkar	S & S DEVCON-0.128334 Dec
5	Nilesh Sarkar	S & S DEVCON-0.128334 Dec
6	Rakesh Sarkar	S & S DEVCON-0.128334 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.128334 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.128334 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.128334 Dec
4	Rita Sarkar	S & S DEVCON-0.128334 Dec
5	Nilesh Sarkar	S & S DEVCON-0.128334 Dec
6	Rakesh Sarkar	S & S DEVCON-0.128334 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.128334 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.128334 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.128334 Dec
4	Rita Sarkar	S & S DEVCON-0.128334 Dec
5	Nilesh Sarkar	S & S DEVCON-0.128334 Dec
6	Rakesh Sarkar	S & S DEVCON-0.128334 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.128334 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.128334 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.128334 Dec
4	Rita Sarkar	S & S DEVCON-0.128334 Dec
5	Nilesh Sarkar	S & S DEVCON-0.128334 Dec
6	Rakesh Sarkar	S & S DEVCON-0.128334 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.128334 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.128334 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.128334 Dec
4	Rita Sarkar	S & S DEVCON-0.128334 Dec
5	Nilesh Sarkar	S & S DEVCON-0.128334 Dec
6	Rakesh Sarkar	S & S DEVCON-0.128334 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anurba Sarkar	S & S DEVCON-15.68666700 Sq Ft
2	Dipak Kumar Sarkar	S & S DEVCON-15.68666700 Sq Ft
3	Jayanta Kumar Sarkar	S & S DEVCON-15.68666700 Sq Ft
4	Rita Sarkar	S & S DEVCON-15.68666700 Sq Ft

5	Nilesh Sarkar	S & S DEVCON-15.66666700 Sq Ft
6	Rakesh Sarkar	S & S DEVCON-15.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Premises No: 312, , Ward No: 006, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 639/1118, LR Khatian No:- 25		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 639/1118, LR Khatian No:- 4091		Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Premises No: 312, , Ward No: 6, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 639/1118, LR Khatian No:- 4092		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 639/1118, LR Khatian No:- 4093		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 639/1118, LR Khatian No:- 4095		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150601923 / 2024

On 23-02-2024

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 13:34 hrs on 23-02-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Sadhan Adhikary ..

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 30,02,135/-

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

Execution is admitted on 23/02/2024 by 1. Apurba Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 2. Dipak Kumar Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 3. Jayanta Kumar Sarkar, Son of Late Joydeb Sarkar, 9, R.B.C Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 4. Rita Sarkar, Wife of Late Subrata Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 5. Nilesh Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 6. Rakesh Sarkar, Son of Late Subrata Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-02-2024 by Soma Bhowmick, Partner, S & S DEVCON (Partnership Firm), 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 23-02-2024 by Sadhan Adhikary, Partner, S & S DEVCON (Partnership Firm), 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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 23/02/2024 2:20PM with Govt. Ref. No: 192023240397700718 on 23-02-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 8237482352237 on 23-02-2024, Head of Account 0030-03-104-001-16

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SHUBHAJEET ROY Aug 3, 2026, 15:38

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4942, Amount: Rs.50.00/-, Date of Purchase: 18/12/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2024 2:20PM with Govt. Ref. No: 192023240397700718 on 23-02-2024, Amount Rs: 6,970/-, Bank: SBI EPay (SBlePay), Ref. No. 8237482352237 on 23-02-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2024, Page from 63406 to 63437
being No 150601923 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.02.28 11:09:30 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 28/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

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SHUBHAJEET ROY Aug 3, 2024, 15:39

28/02/2024, Query No:-15062000919972 / 2024 Deed No: 1-01923/2024.
Document is digitally signed.

At bed room two light points, one bracket light point, one fan point and plug point (5amp) shall be provided.

At drawing/dining room one light points, one fan point, one plug point (5/15 amp) with another T.V. plug point shall be provided.

At kitchen room one tube light point, one exhaust fan point, one plug point (15amp) shall be provided.

At Toilet one light point and one exhaust point and At balcony one blub point and one plug point shall be provided.

At entrance door in each flat one door bell point shall be provided.

j) All outer pipes including rain water pipes as well as outer & inner common plumbing installation shall be PVC type pipe.

k) Common electrical point such as for lighting of stair, common corridor and entrance passage at Ground Floor, parking space and pump for overhead reservoir shall also be provided.

l) The Developer will complete the electrification work of each flat upto individual main switch of the meter room at the Ground Floor only. For common electrical facilities along with connection charge from C.E.S.C. upto main meter room, infrastructure development cost, security money, transformer installation charges and other quotation charges (if required) are to be paid extra.

m) If the Purchaser/s takes possession of his/her/their allocation before getting connection individual from C.E.S.C. then he/she/they must pay the monthly electric charge extra for enjoying the electricity in his/her/their Flat and common facilities. The Developer shall decide the charges of the electricity then for that interim period.

n) Extra work : Any extra work other than our standard schedule shall be charged extra as decided by the Developer authorized Engineer. Such amounts shall be deposited by the Land Owner to the Developer before execution of such work. Outside labour / mason shall be allowed after completion of total project with the permission of the Flat Owners Association.

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

1. Staircase on the floor & overhead room.
2. Staircase landing on all floors.
3. Lift & Lift well & overhead room in amalgamated building.
4. Open space, passages from the building to the main road, foundation, outer walls and all types of outer pipes and other common electrical plumbing & sanitary installation.
5. Drains and sewers.
6. Overhead reservoir.
7. Septic Tank.
8. Roof of the top floor.



[Handwritten signature]

Asst. District Sub-Registrar
Cossipore, Dum Dum

23 FEB 2024

9. Water supply : Pump overhead Deep tube well or Municipal water will be utilized for water supply and overhead reservoir will be provided on ultimate roof.

10. Proportionate undivided under marked common share or interest in the two /four wheeler parking space reserved at the Ground Floor.

THE SIXTH SCHEDULE ABOVE REFERRED TO

COMMON EXPENSES

1. All costs of lighting & maintenance of common areas and also the outer walls of the building.

2. Proportionate share of electrical charges for Lift & Pump operation and maintenance.

3. The salary of Durwan, Caretaker, who may be appointed.

4. Insurance for insuring the building against riot, earthquake, fire, lighting and violence etc.

5. All charges and security monies to be deposited for the common facilities.

6. Municipal taxes and other outgoing save and except those are separately assessed on the respective spaces.

7. Cost and charges of establishment for maintenance of the building.

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

SIGNED, SEALED & DELIVERED

By the land owners at Kolkata

In the presence of :-

1. Sanjay Saha
20/3 Bir Bir Road
Kolkata-30

Aparna Sarkar
Kalyan Sarkar

J. Sarkar

Rita Sarkar

Sibh Sarkar

Rakesh Sarkar

SIGNATURE OF THE LAND OWNERS

Soma Bhattacharya
Partner

S & S DEVCON

Sachin Bhattacharya
Partner

SIGNATURE OF THE DEVELOPER

vivo T2 Pro

SHUBHARJEET ROY Aug 3, 2026, 15:39

PRADIP BHATTACHARYA

22



S & S DEVCON

Partner

S & S DEVCON

addl. District Sub-Registrar
Coimbatore, Dum Dum

23 FEB 2024