

17-11-2021

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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

H 263573

NO 1303 - 2 - 2263256 / 2021

certified that the amount is admitted to
be the property of the assured and the
amount is payable to the assured or to the
beneficiary named in the policy.

[Handwritten signature]

Additional Member of
Assurance-III, Kolkata



Additional Member of:
Assurance-III, Kolkata

- 9 - 21

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 09th day of November, Two Thousand and Twenty One.

BETWEEN

115808

ANJAN CHATTOPADHYAY
ADVOCATE
CITY CIVIL COURT, CALCUTTA

NAME _____
ADD. _____
No. _____
- 9 NOV 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court of
2 & 3, K. S. Roy Road, Kot-1

- 9 NOV 2021



Additional Registrar of
Assurances
- 9 NOV 2021

We. (1) SMT KRISHNA DEY(Pan : BKZPD9328Q) , Aadhaar No (4601 4941 8531) wife of Late Dilip Dey , by faith-Hindu, by occupation-House wife, Aged about 63 Yrs residing at 26B, Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004 (2) SRI DIBYENDU DEY (Pan : BKYPD2085F) , Aadhaar No (7457 6398 5324) Son of Late of Dilip Dey , by faith-Hindu, by occupation-Service , Aged about 31 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004 (3) SMT SHAMPA NANDI (Pan : AGDPN0946M) , Aadhaar No (6183 6537 1671) wife of Sri Kuntal Nandi and daughter of Late Dilip Dey by faith-Hindu, by occupation – House Wife , Aged about 45 Yrs, residing at, Palta Nagar , Palta, North Barrackpore [M] Police Station- Noapara , P.O. Bengal Enamel North 24 Parganas, WestBengal -743122 (4) SRI PRADIP KUMAR DEY (Pan : BLFPD5802A) , Aadhaar No (5510 7377 5873) Son of Late of Shyamsunder Dey , by faith-Hindu, by occupation-Retired , Aged about 65 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004. (5) SRI PRABIR DEY (Pan : BCSPD2174H) , Aadhaar No (9267 2751 8883) Son of Late of Shyamsunder Dey ,Alies Late Shamsunder Dey, by faith-Hindu, by occupation-Business , Aged about 64 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004 (6) SRI CHANCHAL DEY (Pan : AWDPD8569J) , Aadhaar No (8102 7974 3567) Son of Late of Shyamsunder Dey , by faith-Hindu, by occupation-Service , Aged about 64 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004 . (7) SRI SAMBHU NATH DEY (Pan : AFMPD8241F) , Aadhaar No (6505 8693 5729) Son of Late of Radhakanto Dey , by faith-Hindu, by occupation-Business , Aged about 73 Yrs residing at 22/A Motilal Mallick Lane, Baranagar (M) ,North 24 Parganas,Alambazar Police Station- Baranagar ,P.O. Alambazar, Kolkata-700035. (8) SRI SAMAR KUMAR DEY (Pan : ADPPD1750Q) , Aadhaar No (4856 8538 3362) Son of Late of Radhakanto Dey , by faith-Hindu, by occupation-Business , Aged about 68 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar

Kolkata-700004. (9) **SRI SALIL KUMAR DEY (Pan : ADPPD8722Q) , Aadhaar No (6712 6672 4634)** Son of Late of Radhakanto Dey , by faith-Hindu, by occupation-Business , Aged about 65 Yrs residing at 26B Telipara Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004. (10) **SRI SAMIR KUMAR DEY (Pan : AEIPD9874R) , Aadhaar No (9235 6695 2836)** Son of Late of Kamal Kanto Dey , by faith-Hindu, by occupation-Business , Aged about 72 Yrs residing at Block-3, Flat-1B, 1st Floor, Club Town Gardens, 12 M.M,Feeder Road Belgharia , Ariadaha North 24 Parganas, Police Station-Belghoria ,P.O. Ariadaha West Bengal -700057. (11) **SMT MALABIKA DEY(Pan : BQCPD4985N) , Aadhaar No (8100 8608 1214)** wife of Late Adhir Kumar Dey , by faith-Hindu, by occupation-House wife, Aged about 51 Yrs residing at 114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas , Police Station- Thakurpukur ,P.O. Barisha, West Bengal -700008. (12) **SMT ANIKETH DEY(Pan : CRGPD8219P) , Aadhaar No (7385 1545 2829)** son of Late Adhir Kumar Dey , by faith-Hindu, by occupation-Student , Aged about 31 Yrs residing at 114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas , Police Station- Thakurpukur ,P.O. Barisha, West Bengal -700008. (13) **SRI SUBIR KUMAR DEY (Pan : ACWPD1275E) , Aadhaar No (2732 4452 5709)** Son of Late of Kamal kanto Dey alise Late Kamal Kanti Dey , by faith-Hindu, by occupation-Business , Aged about 63 Yrs residing at 52A/5, Feeder Road , Flat D-1 , third floor, Kamarhati (M) Belgharia , North 24 Parganas, Police Station- Belghoria ,P.O. Ariadaha West Bengal -700056 (14) **SMT KIRTIMOYEE DEY (Pan : CPPPD6480M) , Aadhaar No (6887 0184 3949)** wife of Late of Kedar Nath Dey , by faith-Hindu, by occupation-House Wife , Aged about 87 Yrs residing at 8/2, Abhoy Ghosh Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004. (15) **SRI RANJAN KUMAR DEY (Pan : AYBPD8113C) , Aadhaar No (5594 2995 6840)** SON of Late of Kedar Nath Dey , by faith-Hindu, by occupation-Retired , Aged about 68 Yrs residing at 8/2, Abhoy Ghosh Lane , Police Station- Shyampukur ,P.O. Shyambazar Kolkata-700004.(16) **SRI PRANAB KUMAR DEY (Pan : AYBPD8112D) , Aadhaar No (5300 2934 1425)** son of Late of Kedar Nath Dey , by faith-Hindu, by

occupation-Retired , Aged about 65 Yrs residing at 8/2, Abhoy Ghosh Lane , Police Station-Shyampukur ,P.O. Shyambazar Kolkata-700004 hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, executrixes, legal representatives, successors and assigns) of the **ONE PART**.

AND

KALPANA HEADHIGHS, a Partnership Firm (PAN NO ; AANFK1372J) engaged in the business of construction and represented by its Partners viz (1) **SRI RAJA ROYCHOWDHURY**,(PAN NO : ADBPR 3132Q) and (AADHAAR NO : 4600 1522 2268) , son of Late Anil Roychowdhury, by Faith- Hindu, by Occupation-Business, aged about 54 years, residing at Flat :A-6 ,2, Ananda Chattejee Lane, Police Station -Shyampukur ,P.O. Baghbazar, Kolkata- 700004, (2) **SMT, RASHMI ROYCHOWDHURY**, (PAN NO : AGDPR 9208G)and (AADHAAR NO : 5273 6448 5205), wife of Sri Raja Roychowdhury , by Faith- Hindu, Occupation- Business, aged about 50 years, residing at 2, Ananda Chattejee Lane, Flat: A-6 , Police Station -Shyampukur, P.O. Baghbazar Kolkata- 700004 (3) **SMT. RAYA ROYCHOWDHURY**, (PAN NO : BMTPR 4942 J) and (AADHAAR NO : 9361 5346 3256) Daughter of Sri Raja Roychowdhury , by Faith- Hindu, Occupation- Business, aged about 26 years, residing at 2, Ananda Chattejee Lane, Flat: A-6, Police Station -Shyampukur, P.O. Baghbazar Kolkata- 700 003. And (4) **SMT. KALPANA ROYCHOWDHURY**, (PAN NO : AJOPR 6758B) and (AADHAAR NO : 7706 4580 0057) wife of late Anil Roychowdhury , by Faith- Hindu, Occupation- Business, aged about 73 years residing at, 2, Ananda Chattejee Lane, Flat: A-6, Police Station -Shyampukur, P.O. Baghbazar , Kolkata- 700 003.

SRI RAJA ROYCHOWDHURY, son of Late Anil Roychowdhury, by Faith-Hindu, by Occupation-Business, residing at 2, Ananda Chattejee Lane, Flat: A-6, Police Station - Shyampukur, Kolkata-700004, is the "**Managing Partner and Authorized Signatory**" of the said firm ,registered as per Indian Partnership Act 1932 (Act IX of 1932) vide

Registration No : L 77717 hereinafter referred to as the "DEVELOPER" (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include the successor in office and their reputive of the **Other PART**.

WHEREAS one **SURJA KUMAR DEY** since deceased , who happens to be the predecessors in interest of the parties of the First part of this deed was the recorded **OWNER** of premises no : 26B, Telipara Lane, KMC Ward No : 10 , P.S. Shyampukur , P.O. Shyambazar , Kolkata -700004 , measuring about 4 katha 14 Chatak 40 Sq.ft which is morefully and particularly described in the Schedule -A herein bellow by virtue of a registered deed of sale executed and registered in the office of the Registrar of Assurance, Calcutta recorded in Book No I , Vol No : 25, Pgs No : 85 to 90 ,being Deed no : 403 for the yr 1943.

AND WHEREAS SURJA KUMAR DEY died intestate on 12-12-1964 leaving behind him his **FOUR** sons namely 1) Shyam Mohan Dey , 2) Radha kanto Dey , 3) Kamal Kanto Dey and 4) Kedar Nath Dey as his Legal heirs and successors each of them hold $1/4^{\text{th}}$ undivided Share of the above mentioned property . Kiran Shashee Dey the wife of late Surja kumar Dey , predeceased to his death .

AND WHEREAS during the passage of time one of the Sons of Surja Kumar Dey namely Shyam Mohan Dey hold $1/4^{\text{th}}$ undivided Share of the above mentioned property died intestate on 23-11-1975 leaving behind him, his Wife Yogomaya Dey and Four Sons namely 1) Dilip Kumar Dey ,2) Prabir Kumar Dey 3) Pradip Kumar Dey and 4) Chanchal Dey as his only legal heirs and successors . each of them jointly hold undivided $1/20^{\text{th}}$ Share of the above mentioned property .

AND WHEREAS Gogomaya Dey died intestate on 13-05-1989 and after her demise her undivided $1/20^{\text{th}}$ share equally distributed amongst her four sons resulting each of them jointly hold of $1/16^{\text{th}}$ share of the whole property .

AND WHEREAS Dilip Kumar Dey died intestate on 26-07-2013 leaving behind him, his Wife Smt Krishna Dey and one Son Sri Dibyendu Dey and one married Daughter Smt Sampa Nandy his only legal heirs and successors and each of them jointly hold undivided 1/16th share of the whole property .

AND WHEREAS during the passage of time another son Radha Kanto Dey holds 1/4th undivided Share of the above mentioned property died intestate on 31-01-2002 leaving behind him, three Sons namely 1) Sri Sambhu Nath Dey 2) Sri Samar Kumar Dey and 3) Sri Salil Kumar Dey as his only legal heirs and successors . The Wife of Radha kanto Dey namely , Bisweswari Dey predeceased to his death on 26-08-1996 .

AND WHEREAS during the passage of time another son Kamal Kanto Dey holds 1/4th undivided Share of the above mentioned property died intestate on 20-07-2005 ,leaving behind him, his Wife Lakshmi bala Dey and Two sons namely 1) Sri Subir Kumar Dey 2) Sri Samir Kumar Dey and daughter-in-law Smt Malabika Dey , Grand Son Sri Aniket Dey (wife and son of Adhir Kumar Dey died on 13-07-1998, predeceased son of Kamal Kanto Dey) as his only legal heirs and successors . Be it noted that the wife of Kamal Kanto Dey namely Lakshmi Bala Dey died intestate on 12-03-2007 and after her demise her undivided share devolve upon her Two Sons and daughter-in-law and Grand Son .

AND WHEREAS during the passage of time another son Kedar Nath Dey holds 1/4th undivided Share of the above mentioned property died intestate on 01-01-2017 leaving behind him, his Wife Smt Kritimoyee Dey and Two Sons namely 1) Sri Ranjan Kumar Dey 2) Sri Pranab Kumar Dey as his only legal heirs and successors .

Thus said Sri Prabir Kumar Dey , Sri Pradip Kumar Dey, Sri Chanchal Dey , Smt Krishna Dey Sri Dibyendu Dey , Smt Sampa Nandy , Sri Sambhu nath Dey , Sri Samar Kumar Dey , Sri Salil Kumar Dey , Sri Subir Kumar Dey , Sri Samir Kumar Dey Smt Malabika Dey , Sri Aniket Dey, Smt Kritimoyee Dey , Sri Ranjan Kumar Dey , Sri Pranab Kumar Dey are presently became the absolute Joint Owners of the municipal premises

no: 26B, Telipara Lane, KMC Ward No : 10 , P.S. Shyampukur , P.O. Shyambazar , Kolkata - 700004 being Assessee no 110104600610 .

AND WHEREAS the **DEVELOPER** has been approached by the said **OWNERS** herein for construction of a new building the premises no 26B, Telipara Lane, P.S. Shyampukur, P.O Shyambazar. , Kolkata- 700004 and thereupon for construction of new building(s) as per the plan which will be sanctioned for such purpose by the Kolkata Municipal Corporation,

AND WHEREAS before execution of these presents the **OWNERS** have represented and assured to the **DEVELOPER** as follows:-

- i) That the said premises 26B, Telipara Lane, Kolkata- 700004 is free from all encumbrances, charges, liens, lispence and attachments whatsoever and howsoever.
- ii) That excepting the present **OWNERS** nobody has any right, title, claim and demand of any nature whatsoever or howsoever, into upon the said premises.
- iii) That there is no notice of acquisition or requisition received or pending in respect of the said premises.
- iv) The **DEVELOPER** has also been given to understand that the said premises does not fall under the Urban Land Ceiling and Regulation Act, 1976.
- v) The **OWNERS** have declared to the **DEVELOPER** that they have a clear marketable Title in respect of the said premises including the building situated and structure standing thereon without any claim, right, title, interest of any person or persons or any private/public organization thereon or therein and the **OWNERS** have absolute right and full power to enter into this agreement with the **DEVELOPER** and the **OWNERS** hereby undertake to indemnify the **DEVELOPER** and/or its assignees against any third party claims, actions, demands, whatsoever with regard to the title and ownership of the **OWNERS**.

vi) Relying with the aforesaid representations and believing the same to be true and acting on good faith upon the **OWNERS** the **DEVELOPER** is desirous to develop the said premises on the terms and conditions as contained hereinafter.

AND WHEREAS the **DEVELOPER** has requested the **OWNERS** herein to allow them to undertake the planned development of the said premises on the terms mentioned hereinafter and after demolishing the existing structures/ buildings standing thereon and by constructing a new building thereon comprising of several flats/units according to the building plan to be sanctioned by the Kolkata Municipal Corporation with its own financial and other resources and handover/ ultimately transfer thereof to the intending transferees/ purchasers on the terms, conditions and stipulations agreed herein and contained hereunder.

AND WHEREAS the **OWNERS** have agreed to allow, authorize, empower and permit the **DEVELOPER** herein to do so on the terms and conditions hereinafter contained.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED TO AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE : 1 – DEFINITIONS

Unless the context or subject otherwise requires words or expressions contained in this Agreement shall have the following meaning.

- 1.1. **OWNERS** shall mean and include the **OWNERS** named above including their respective heirs, legal representatives, executors, administrators transferee and assigns.
- 1.2. **DEVELOPER** shall mean and include the **DEVELOPER / Builder** named above and include its successors-in-office, successor-in-interest, assigns and partners .

1.3. "SAID PREMISES" shall mean and include ALL THAT piece and parcel of partly Three Storied brick built building partly tenanted messuage tenement dwelling house land hereditament and premises together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of total Land measuring about 4 Katha 14Chatak 40 sqft more or less (i.e. 3550 sq.ft.) within the limits of the Kolkata Municipal Corporation, Ward No. 10 Police Station- Shyampukur , Assessee No : 110104600610 and morefully described in the schedule "A " below.

1.4. SAID LAND shall mean and include the land comprised in the said premises No 26B ,Telipara Lane Kolkata- 700004 described in the Schedule "A" hereunder written .

1.5. NEW BUILDING shall mean and include the New multi-storied building and/or buildings to be constructed on the said land consisting of spaces, shops, commercial establishments, flats/units, parking spaces, servants quarters and other structures to be constructed on the said premises or on the part or portion thereof according to the building plan to be sanctioned and approved by the Kolkata Municipal Corporation after demolition of the existing building/ structures thereon.

1.6. UNITS shall mean and include the several flats, car parking spaces, servant quarters, other structures and saleable spaces in the building to be built and/or constructed in or upon the said premises where the flats/units would measure different size according to the plan sanctioned by the Kolkata Municipal

1.7. SANCTIONED PLAN shall mean and include the plan for construction of the proposed new building and/or other structures to be sanctioned by the Kolkata Municipal Corporation, on the maximum possible floor area ratio available under the building rules and laws of the said Kolkata Municipal Corporation or departments including all or any amendments thereto and/or modification, elevations, decisions, maps, drawings and other specifications thereof as may be made and sanctioned from time to time subject to verbal communication the OWNERS.

1.8. **COMMON PARTS** shall mean and include the entrances, corridors, lobbies, landings, stairs cases, Lift and lift machine room, stair head room, roof, roof stair case, underground reservoir, overhead tank, passages, ways and all the open spaces including other common areas, etc. of the building as may be required for the beneficial use and enjoyment of the units holders of the said Building .

1.9. **BUILT UP AREA** shall according to its context mean the covered area of the floor including the Staircase and Lift Area of that floor .

1.10. **SUPER BUILT UP (SBU) AREA** shall according to its context mean the Built up area of the floor and proportionate share of Common Parts as described in Article 1.8 & 1.9.

1.11. **FLOOR AREA RATIO** shall mean the maximum floor area ratio available for construction of the said premises according to the prevalent rules, regulations, laws and bye laws of the Kolkata Municipal Corporation and/or other statutory authorities.

1.12. **ROOF** shall mean and include the entire open space thereof and/or top of the building excluding the space required for installation of the overhead water tank

1.13. **PROPORTIONATE** shall to the context herein mean the following :-

i) **WHERE** it refers to respective share of the parties herein i.e., the ratio of the number of flats in the **OWNERS'** allocation to that in the **DEVELOPER'S** allocation in the said premises common expenses for maintenance of the Building, such proportionate shall be the same as to the same built up area of all the flats/units in the building.

ii) **WHERE** it refers to share of any municipal rates and/ or taxes amongst the common expenses, then such share of whole, shall be determined on the basis on which such rates and/or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rental, income or user of respective flats/units.

1.14. **ENCUMBRANCES** shall mean and include transfer, charges, liens, lispendences, trust, claims, liabilities, demands, acquisitions and requisitions by Government, Public and/or statutory authorities.

1.15. **ARCHITECT /LBS** shall mean any experienced and qualified person or persons or firm or firms or a limited company having the proper, requisite and valid license as building Architect, LBS from the Kolkata Municipal Corporation to be appointed and/or nominated by the **DEVELOPER**.

1.16. **OWNERS' ALLOCATION** : Complete Two Floor, more specifically the entire First Floor and Entire Fourth Floor and 50% constructed (flat) area in the Ground Floor of the proposed G+4 construction with undivided proportionate share of land and also all common parts and portion as mentioned in the schedule " B " hereunder written . The total constructed area in the new building will be determined upon sanction of the plan (Sanctioned Plan) approved by the Kolkata Municipal Corporation. However the allotment of Flats shall be decided by the **OWNERS** amongst themselves . Simultaneously with the completion of construction of the building , the **DEVELOPER** shall deliver the **OWNERS** allocation to the **OWNERS** and also issue them the "Possession letter" in the letterhead of the **DEVELOPER** duly signed and sealed in respect of the flat/unit area allotted .

1.17. The **TENANTS** in the said premises may be delivered possession of one of the newly constructed flats/ units, as mentioned above Article 1.16 such possession shall be given from and out of the **OWNERS** Allocation. The **OWNERS** shall not have any responsibility towards tenants shifting/rehabilitation in the same premises and the **DEVELOPER** will take care the whole matter in this regard.

2. **ARTICLE – II DEVELOPER'S ALLOCATION :**

2.1. **DEVELOPER'S ALLOCATION** : shall mean and include the of entire balance area of the total constructed area of the building leaving the **OWNERS' Allocation** as

described above on clause 1.16 & 1.17 which shall be constructed on the land of the said premises comprising of units /flats/areas as per KMC approval and the proportionate share in roof of the building as may be sanctioned by the Kolkata Municipal Corporation between the **OWNERS** and **DEVELOPER** on the map or plan of the building of this Article together with undivided proportionate and impartible share or interest in the said land as also in the common parts and portions attributable to be included in the aforesaid **DEVELOPER'S** Allocation, of which the **DEVELOPER** shall become the sole and absolute owner as morefully and particularly described under the schedule " C " herein bellow .

2.2. The **DEVELOPER** and/or its nominees, would be authorized by the **OWNERS** by a Registered Power of Attorney and to deal with the said premises, which will be valid till completion of the said construction in all respect whereby and whereunder the **DEVELOPER** shall be entitled to sign, sale, transfer, convey and/or otherwise deal with the units/flats/areas of the **DEVELOPER'S** Allocation without any interference and/or objection from the **OWNERS** and/or their men, agents, representatives, servants and/or assigns in any way or manner and without having to obtain any other and/or separate permission and/or consent therefrom in any form or manner and to receive the consideration moneys from the purchasers thereof.

2.3. **SANCTIONED AREA** shall mean and include the total area to be sanctioned in the building plan by the Kolkata Municipal Corporation.

2.4. **FORCE MAJURE** shall mean and include floods, earthquake, civil war, emergency , third party interferences , political turmoil, suits/litigations etc. filed by any owner of any adjacent building or neighbors, Tenant/tenants and or any Govt. Authority etc .

2.5. **CAR PARKING SPACES** shall mean the open or covered car parking spaces, to be reserved in the ground floor of the new building or at such place(s) as may be sanctioned by the Kolkata Municipal Corporation, as per building rules.

ARTICLE – III INTERPRETATIONS:

- 3.1 Reference to any statute, during the course of these presents, shall include any statutory amendment thereto extensions and modifications thereof and the rules, regulations or orders made therein.
- 3.2 Any covenant by the **DEVELOPER** and/or the **OWNERS** not to do or commit any act, deed or thing shall mean or include their respective obligations not to permit such act or thing to be done or committed .

ARTICLE – IV COMMENCEMENT:

- 4.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents .
- 4.2 All the disputes that may crop up out of this Development Agreement by and between the **OWNERS** and the **DEVELOPER** shall be settled upon mutually between the **OWNERS** and the **DEVELOPER** .However if required the **OWNERS** and **DEVELOPER** shall have the right to resolve such dispute through arbitration .
- 4.3 It has been agreed upon by and between Parties herein that the proposed construction works shall be completed within a period of 18 Months from the actual date of "Foundation Work" after obtaining the Sanction building plan from the Kolkata Municipal Corporation .
- 4.4 Delivery of possession of the said premises to the **DEVELOPER** shall be deemed to have given on the date on which the complete vacant possession of the said premises will be given to the **DEVELOPER** and the **OWNERS** will give complete vacant possession to the **DEVELOPER** within ONE month from the date of sanction plan without fail and without raising any dispute in any manner .

4.5 Construction of the building in accordance with sanctioned building plan shall be completed within 18 months as stated in Article-IV clause 4.3 above or such extended time as may be agreed by and between the parties on mutual discussion .

4.6 It has also been agreed upon by and between the parties that in case of failure on the part of the **DEVELOPER** to complete the construction works within the aforesaid stipulated period of i.e. within 18 months from the actual date of "**Starting of Foundation work** " after obtaining the sanctioned Building Plan from KMC .Extended time shall be allotted upon mutual discussion between the **OWNERS** and **DEVELOPER** and the **DEVELOPER** shall pay Rs 30,000.00 (Thirty Thousand) in total per month to the co-owners for such extended period of time .

ARTICLE – V OWNERS' REPRESENTATIONS AS TO TITLE AND INDEMNITY

5.1 The **OWNERS** are seized and possessed of or otherwise well and sufficiently entitled as absolute **OWNERS** in respect of the said and/or the said land comprised therein morefully described in the Schedule hereunder written .However, if any claims arises for any other person or persons in that event the **OWNERS** shall rectify such issues from their own allotment portion , the **DEVELOPER** shall be no way responsible for such demand from any other person or persons .The said premises is not affected by and scheme or proceeding or notice for acquisition or requisition or alignment by the Central State Government or any local body or authorities or Municipal authorities .

5.2 The said premises is free from all encumbrances, mortgages, charges, lien, lispences, claims, demands, liabilities, acquisitions, requisitions, alignments whatsoever and howsoever .

5.3 There is no impediment of any nature or whatsoever for the **OWNERS** to entrust to the **DEVELOPER** to the extent as stated above the Development of the said premises

and/or the said land in the manner as herein agreed and/or the construction of the said building as per the sanctioned plan .

5.4 That the **OWNERS** after execution of the agreement shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said premises or any part or portion thereof. The **OWNERS** shall take all steps to hand over vacant possession of the said premises to the **DEVELOPER** .All costs of mutation in respect of the respective Flat Owners will be borne by the concerned respective purchasers of the flats/units with regard to the **DEVELOPER'S** allocation and all costs of mutation with regard to the **OWNERS'** allocation will be borne by the **OWNERS** . However the **DEVELOPER** shall extend all necessary support for causing such mutation of the **OWNER'S** Allocation .

5.5 That there is no impediment of any nature whatsoever for the **OWNERS** to obtain necessary permission and/or clearances and/or no objections from the appropriate Government Authorities and/or departments for completing the Sale and/or transfer of the share and interest in the said premises in favour of the **DEVELOPER** or its nominees as per this Agreement .

ARTICLE – VI DEVELOPER'S REPRESENTATIONS:

6.1 The **DEVELOPER** having inspected the said premises and other documents/ papers concerning or relating to the said premises has to duly satisfy itself with regard to the right, title and interest of the **OWNERS** of the said premises. However, in case if any defect relating to title being found, the **OWNERS** shall rectify and/or cause such defects to be rectified to make the title perfect at their own costs, charges and expenses .

6.2 The **DEVELOPER** shall arrange sufficient means of necessary finance from their own resource and /or by taking Booking money /earnest Money for selling of flats in advance as may be required for carrying out the development of the said premises and/or

the said land and construction of the said building in terms of this Agreement. The **OWNERS shall have not to pay any amount towards construction cost .**

ARTICLE – VII: DEVELOPMENT WORK:

7.1. The **OWNERS** hereby appoint the **DEVELOPER** as the **DEVELOPER** and/or Builder in respect of the said proposed building to be constructed on the said premises in terms of these presents .

7.2. The **OWNERS** hereby agree to entrust the work of development of the said premises and/or construction of the said building to the **DEVELOPER** herein to be carried out as per the sanctioned plan on the terms and conditions herein recorded. .

7.3. The development of the said premises and/or construction of said building shall be in accordance with the sanctioned plan and as per the building rules of Kolkata Municipal Corporation Authorities after demolishing the existing building and structures .

7.4 After receiving the sanction plan the demolition will be started within 30days subject to getting complete vacant possession of the entire building. The construction work shall start in quickest possible time after complete demolition and the completion of construction is expected to complete within next 18 months from the date of foundation stone laying work .

ARTICLE – VIII : DEVELOPER'S OBLIGATIONS/ COVENANTS :

8.1 In consideration of the premises and subject to the provisions contained in these presents, the **DEVELOPER** hereby agrees and undertakes to carry out the Development of the said premises and/or the said land and/or the construction of the said building in

accordance with the sanctioned plan in accordance with the rules, regulations and bye-laws of the Kolkata Municipal Corporation.

8.2 The landowners hereby grant permission, subject to what have been hereunder provided, exclusives rights to the **DEVELOPER** to built new building upon the said premises in accordance with the plan sanctioned by the Kolkata Municipal corporation in the name of the Landowners with or without any amendment and/or modification there to be made or caused to be made by the parties thereto .

8.3 All applications, Plans and other papers and documents that may be required by the **DEVELOPER** for the purpose of obtaining necessary sanction plan from the Kolkata Municipal Corporation shall be prepared, signed and submitted by the **DEVELOPER** on behalf of the landowners and shall have complete authority to sign all such plans, Application, Other papers and documents as and when necessary and all cost ,expenses including Plan Sanctioning costs will be borne by the **DEVELOPER**.

8.4 The **DEVELOPER**, unless prevented by any restraint orders from the appropriate Court of law or any Government or any Semi-Government authority or any statutory body or authority like Kolkata Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade Authority, CESC, Neighbour's objection, natural calamities etc., or for non-vacating of the said premises by the tenants and/or occupiers, if any, shall complete the construction of the said building within 18 months from the date of starting of the foundation work of the said construction after obtaining the Building sanction plan from the Kolkata Municipal Corporation.

PROVIDED HOWEVER the period during which the development work is suspended or delayed due to such restrain order or acts of God such as Force Majeure as aforesaid shall be excluded in computing the period by which the work of construction of the building is to be completed .

8.5 The **DEVELOPER** herein shall carry out the development work of the said premises and/or construction of the said building by providing standard quality of building materials, sanitary materials and electrical wirings without fittings.

8.6 The building materials and debris as would come out from the demolition of the said building and structures shall exclusively belong to and be appropriated by the **DEVELOPER** and in this respect, the **OWNERS** shall not have any claim in this regard.

8.7 The **DEVELOPER** shall provide the shifting charges at a monthly rental only to the resident Co-owners Total Rs .25,000/- in aggregate to the resident co-owners only from the date of vacating the premises till complete of the construction and handing over their respective possession .

8.8 The **DEVELOPER** upon receiving the Registered Power of Attorney from the **OWNERS** shall have the signing authority and will execute all necessary papers, Registered boundary declaration, applications, plans, sketches, maps, designs and other documents as may from time to time be required for mutation and obtaining the sanctioned plan from the Calcutta Municipal Corporation Authorities and/or obtaining of necessary sanctions, permissions, approvals and/or no objections certificate from the appropriate Government Authorities and/or Departments with regard to the proposed construction of the building and/or development of the said premises and for obtaining water connections, sewerage connection, electric connection and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit or units thereat.

ARTICLE – IX: OWNERS' OBLIGATIONS/COVENANTS :

9.1 The **OWNERS** shall not be held liable for any Constructional defects in the said new building and in that event the **DEVELOPER** shall be liable for any damages to any portion of the said building during the period of construction.

i) It is also agreed by and between the parties herein that that newly constructed unit / Building / Flat or any portion shall not be used for any immoral purpose .

ii) It is also agreed that any garbage and no combustible goods or inflammable goods other than cooking gas and kerosene as required for domestic use shall be stored in any flats/ unit /space and or any portion of the newly constructed building.

9.2 The **OWNERS** shall not do or cause to be done any act deed, matter or thing nor permit anyone to do any act, deed, matter or thing which may at in any matter cause obstruction and/or interference in the development of the said premises and/or construction of the said building.

9.3 The **OWNERS** herein shall render their best co-operation and assistance as may from time to time as be required by the **DEVELOPER** in the matter of obtaining necessary sanctions and/or permissions and/or clearances including necessary sanction of plan from the Kolkata Municipal Corporation Authorities.

9.6 The **OWNERS** shall grant to the **DEVELOPER** Registered General power of attorney as the same is required for the purpose of signing and obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Kolkata Municipal corporation and other appropriate Government authorities and also for selling, transferring and conveying the **DEVELOPER'S** allocation and for executing Deed of conveyance and handing over Physical as well as legal and identical possession of the **DEVELOPER'S** allocation to the intending Purchaser/ Purchasers as also authorizing the

DEVELOPER and/or its nominee to apply for and to have necessary mutation in the record of the Kolkata Municipal Corporation and other appropriate Authorities in respect **DEVELOPER'S** Allocation.

9.7 The **OWNERS** are executing Registered Power of Attorney irrevocable upto the period of completion of the project in writing in article II clause (2.2) in favour of the **DEVELOPER** including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for **DEVELOPER'S** allocation and further immediately after completion of the proposed construction works the power of Attorney executed in favour of the **DEVELOPER** shall automatically cease to exist .

9.8 In case of death of any parties, the names of the legal heirs are to be treated as **OWNER** in respect of the **OWNERS** and in case of **DEVELOPER** the succession-in-office will be treated as **DEVELOPER** and the **OWNER** extend a fresh identical Power of Attorney without delay . However such delay will not affect the progress or allied work for construction, sale and or registration of the **DEVELOPER'S** allocation. This " Development agreement" will remain in force in case of death of any parties and bound to both the parties legal heirs/representatives with the same term and condition as per this agreement .

9.9 The **OWNERS** herein doth hereby expressly allow, grant and authorize and shall also always allow grant and authorize the **DEVELOPER** herein exclusive and unfettered right power and authority to sell, convey and/or transfer by lease or dispose of the flat or flats of the said building as also right to use the common area and facilities appurtenant thereto forming the **DEVELOPER'S** allocation defined hereinabove to enter into agreement or agreements for sale thereof with intending purchaser or purchasers as the nominee or nominees of the **DEVELOPER** herein at such prices and on such terms and conditions as the said **DEVELOPER** may deem fit and proper to accept earnest money and subsequently to sell, transfer, convey, assign and assure or lease out or dispose of the said

DEVELOPER'S Allocation or any part or portion thereof by executing the Registered Documents, on failure of the **OWNERS** herein to execute and register one or more conveyance or conveyances in favour of the intending purchaser or purchasers by virtue of and under authority of the Registered Development Power of Attorney executed by the **OWNERS** herein in favour of the **DEVELOPER** herein or its nominated person or persons to and for such consideration as may be fixed or decided by the **DEVELOPER** at its sole and exclusive discretion without any interference, intervention and objection of the **OWNERS**.

9.10 In case any outgoing or encumbrances be found on the said premises before execution of this agreement then the **OWNERS** shall be liable to pay and discharge the aforesaid encumbrances or outgoing at their own costs and expenses and on their failure to do so the **DEVELOPER** shall cause the same to be removed, paid and discharged at the cost and expenses of the **OWNERS** being deductible from the amount to be paid or from the area to be offered to the **OWNERS** as **OWNERS'** allocation in terms of these presents but after execution of this agreement the **DEVELOPER** shall be responsible for the same.

9.11 In case the **DEVELOPER** is unable to fulfill its obligation within the time mentioned in clause (4.6) under Article-IV above due to the force majeure hereinafter contained then in such event the time for performance of its obligations shall be extended accordingly.

9.12 In case the **OWNERS** commits any default or breach in fulfillment of their obligations contained herein then and in such event the **DEVELOPER** shall be entitled to specific performance of contract or default complained of and for damages therefore and vice versa shall be applied upon the **OWNERS** against the **DEVELOPER**.

9.13 The **DEVELOPER** may carry out any construction, extension work in the said premises with prior intimation to the **OWNERS** till completion of the building or buildings without affecting the **OWNERS' Allocation** and the **OWNERS** will co-operate with the

DEVELOPER in all respect regarding such construction or extension work, as the case may be.

9.14 All the concerned original documents such as Legal Papers and Documents including Title Deeds of the property, Probate of any Will relating thereto, Mutation Certificate, Property Tax receipt of the said premises as available shall be handed over by the **OWNERS** to the **DEVELOPER** along with the execution of this agreement vide **schedule D** hereunder and retain the same by the **DEVELOPER** till the completion of the construction morefully described in the schedule – " E " hereunder and retain the same by the **DEVELOPER** till the completion of the construction morefully described in the schedule "E " .

ARTICLE – X : CONSTRUCTION

10.1 The construction of the said Building shall be as per the Kolkata Municipal Corporation Act and/or rules regulations and bye-laws framed thereunder and further in accordance with the sanctioned plan.

10.2 The **DEVELOPER** shall keep the **OWNERS** absolutely indemnified and harmless against all actions claims and demands whatsoever as may be made due to the construction of the said building and/or the said development work being in deviation from the sanctioned plan and/or violation of the rules, regulations and bye-laws under the Kolkata Municipal Corporation Act as also due to loss of lives and properties.

10.3 The **DEVELOPER** herein shall be entitled to employ such masons, mistries, engineers, contractors, managers, supervisors and other employees for carrying out the said development work and/or construction of the building as the **DEVELOPER** shall think proper in this respect the **DEVELOPER** herein shall solely be the masons, mistries, engineers, contractors, managers, supervisors, chowkidars and durwans as also staff and

employees who may be appointed employed by the Development work and/or construction of the buildings and in this respect, the **OWNERS** shall not in any manner be responsible and in this regard, the **DEVELOPER** shall keep the **OWNERS** indemnified against any claim or demand.

ARTICLE – XI: CONSIDERATION

11.1 In consideration of the premises aforesaid and in consideration of the **OWNERS** appointing the **DEVELOPER** as the Builder and further allowing the **DEVELOPER** to commercially exploit the said premises and to develop the same and also to construct the said building and also in consideration of the allotment of the **DEVELOPER'S** allocation to the **DEVELOPER** with all rights to transfer in the manner as herein agreed, the **DEVELOPER** hereby agrees at its own costs and expenses to carry out the said development work including the construction of the **OWNERS'** allocation complete in terms of these presents to be held, owned and possessed by the **OWNERS** herein as absolute **OWNERS** thereof in this respect the **OWNERS** herein shall not in any manner be liable or responsible to pay the cost of construction or other cost charges and expenses whatsoever save and except as stated herein.

11.2 In consideration of the premises and in consideration of the **DEVELOPER** at its own costs undertaking the development of the said premises and/or construction of the said building and further making available the **OWNERS'** allocation to the **OWNERS** in the manner as herein agreed, the **DEVELOPER** herein shall be entitled as absolute **OWNERS** in respect of the **DEVELOPER'S** allocation together with undivided proportionate share or interest in the land and in the common parts comprised in the said premises.

11.3 In consideration of the **DEVELOPER** bearing the costs, charges and expenses for development of the said premises and/or construction of the Building as aforesaid including the construction of **OWNERS'** Allocation, the **DEVELOPER** and/or any of it's

transferees shall not be liable to pay any amount towards price and/or value thereof to the **OWNERS** for such transfers and/or consideration on account or undivided proportionate share in the land comprised in the said premises attributable to and/or in relation to such flat/unit of the **DEVELOPER's** allocation. The **DEVELOPER** shall provide a monthly rent for shifting charges of Total Rs . 30000/- in aggregate as mentioned in Article 8.9 . however for arrangement for temporary shifting during the period of construction the **DEVELOPER** will bear the additional amount per month as actual rent (beyond Rs 30000/-) without raising any dispute till handing over the **OWNERS** allocation

ARTICLE – XII : RATES TAXES AND MAINTENANCE :

GST and or any other state and Central govt Tax for **OWNER's** allocation and **DEVELOPER's** allocation shall be borne by the respective parties and the **DEVELOPER** will collect and deposit the same before giving possession to the **OWNER** for **OWNER's** allocation .

ARTICLE – XIII : HOLDING ORGANISATION :

13.1 All the flat owners shall form an association which they think fit and proper and the **DEVELOPER** will extend all sorts of co-operation to the flat owners.

ARTICLE – XIV: COMMON RESTRICTION:

14.1 (Applicable for all flat owners only after getting possession in their respective flat/unit) .

ARTICLE –XV : MISCELLANEOUS :

15.1 The **OWNERS** and the **DEVELOPER** have entered into this Agreement in joint venture basis between themselves.

15.2 That nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **OWNERS** of the said premises or any part thereof to the **DEVELOPER**, or as creating any right title or interest in respect thereof favour to the **DEVELOPER**, save the right to undertake construction as per this Agreement, save and except the powers granted to the **DEVELOPER** by the **OWNER** in terms of clause 9.6 hereof.

15.3 The **OWNERS** herein in consideration of the stipulations contained above doth hereby expressly allow, grant and authorize and shall also always until such time as the **DEVELOPER** may inform allow, grant and authorize the **DEVELOPER** exclusive and unfettered right, power and authority to advertise for sale in the news papers of the flats, car parking space, share in the lands and in the common areas and facilities forming the **DEVELOPER'S** area to enter into agreement with the intending purchasers as nominees of **DEVELOPER** for sale of the same at such price and on such terms and conditions as the **DEVELOPER** may think best and proper to accept earnest money and subsequently to sell, transfer, convey, lease out or dispose of the said **DEVELOPER'S** Area or any part or portion thereof by executing and registering one or more deed of conveyance of the said area in favour of the said intending purchasers by virtue and under authority of the said Power of Attorney for Development executed by the **OWNERS** in favour of the **DEVELOPER** at its sole and absolute discretion at and for such consideration as may be exclusively fixed and determined by the **DEVELOPER** to be received by and paid to it in such manner as may be decided and deemed proper by the **DEVELOPER** without any interference, intervention and objection from the **OWNERS**.

15.4 That the terms, conditions, stipulations and covenants hereof may be varied altered and/or varied according to convenience of the project intended herein with mutual consent and agreement between the parties hereto.

15.5 Any notice required to be given by any of the parties to the other without prejudice to any other mode of service available shall be deemed to have been given and

served if sent by hand or by registered post at the last known addresses of both the parties.

15.6 The Power and/or authorities granted aforesaid in favour of the **DEVELOPER** shall remain in force during the subsistence of this Agreement.

15.7 Each of the covenants herein contained shall be deemed to be considered for the other.

15.8 This agreement is binding upon all the legal heirs and successors of both the parties. This is agreed upon that on the demise of either of the parties, this contract shall not stand canceled but the legal heirs of the deceased party shall be substituted in this contract automatically and the legal heirs of the party shall be bound to comply with the terms and condition of this contract without rising any objection. This contract will remain in force until the said housing project is complete .

15.9 It is expressly agreed by the Owners that subject to the terms of this agreement and if the **OWNERS** stick to cancel the agreement, then the Owners shall have to pay the entire expenses incurred by the **DEVELOPERs** which shall be ascertained only by the **DEVELOPER** that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time.

ARTICLE XVI: DOCUMENTATION

16.1 All Agreements, contracts, deeds, documents for the Sale and disposal of the **DEVELOPER'S** allocation by the **DEVELOPER** shall be mutually approved by the parties and the same may be drafted and registered with the **DEVELOPER'S** Advocate.

ARTICLE - XVII: DEFAULT

17.1 That if the **DEVELOPER** fails to handover the **OWNERS'** allocation after completion of the new building within the stipulated time of 18months from the date of "Foundation Work" then the **DEVELOPER** shall be liable to pay Rs 30,000/- per month in total till

handing over of the **OWNERS'** allocation and shall bear monthly rentals maximum total Rs 30,000/- in aggregate) to the resident co-sharers only as mentioned in **Article VIII clause 8.9**, till handing over such possession of the **OWNERS'** allocation, subject, however, to the impediments on the **DEVELOPER** such as natural calamities, litigation with third parties concerning development of the said premises, any order of injunction and/or restraint from any competent court of law regarding such development, etc. However In case the **DEVELOPER** is unable to fulfill its obligation within the time mentioned above due to the acts of God such as force majeure and or such restrain order from the court of law hereinafter contained then in such event the time for performance of its obligations shall be extended accordingly and shall be excluded in computing the period by which the work of construction of the building is to be completed.

17.2 In the event of rescission of this contract caused by the **OWNERS** due to fault on the part of the **OWNERS**, the **OWNERS** shall refund to the **DEVELOPER** herein all the amounts with 24% interest per annum towards all costs, rent, charges and expenses paid and incurred by the **DEVELOPER** herein as certified by the architect including the entire sum paid to the **OWNERS** and it is explicitly agreed that till the amount incurred by the **DEVELOPER** for the development of the said premises the **DEVELOPER** shall have lien over the said premises and the premises shall remain charged for such unpaid dues till the same are realized by the **DEVELOPER** herein.

SCHEDULE – " A "

ALL THAT partly Three storied brick built very old building MORE THEN 80 YEARS OLD having covered area measuring about on the Ground floor 2050 Sq.ft., on the First floor 2050 and Second Floor 690 Sq.ft partly tenanted messuage tenement dwelling house

land hereditament and premises together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of total Land measuring about 4 Katha 14 Chatak 40 Sqft (i.e 3550 Sqft) situate and lying at the being premises no 26B Telipara Lane , P.S. Shyampukur, P.O Shyambazar. , Kolkata- 700004 within the limits of the Kolkata Municipal Corporation, Ward No.10, Free from all encumbrances, charges, liens, attachments, lispensens whatsoever is butted and bounded as follows :-

26B, Telipara Lane .

ON THE NORTH	: By 27 , Telipara Lane
ON THE SOUTH	: By partly 25 & partly 26A , Telipara Lane
ON THE EAST	: By partly 25 & partly 26 , Telipara Lane
ON THE WEST	: By 27 , Telipara Lane

SCHEDULE – “B “

OWNERS' ALLOCATION: Complete Two Floor, more specifically the entire First Floor and entire Fourth Floor and 50% constructed (flat) area in the Ground floor of the proposed G+4 construction with undivided proportionate share of land and also all common parts and portion to be allotted to the **OWNERS** . The allotment of FLATS whereof would be decided by the **OWNERS** amongst themselves. The size of flats will be informed on getting sanctioned building plan approved by the Kolkata Municipal Corporation.

An Alternative rented accommodation shall be provide as per schedule –F written hereunder.

SPECIFICATIONS

1. **Structure** : Earthquake resistant R.C.C. Frame Construction on R.C.C. Foundation with R.C.C. column, beams and slabs and designs in accordance with the relevant I.S. Codes.
2. **Outer Walls** : All outer walls shall be 200 mm / 250mm (8" / 10") thick in cement and sand mortar. (Brand ACC / Konark / Ambuja/ Ultratech or equivalent).
3. **Internal Walls** : All internal walls shall be of 5" thick in cement and same mortar except where necessary 3" wall may be constructed. Inside wall finish with smooth putty finish .
4. **Plaster** : All walls and ceilings will be plastered internally and externally with cement and sand mortar.
5. **Colouring** :The external face of walls of the new building shall be painted with approved cement paints (Weather Coat ASIAN Paint , Berger, Nerolac)
6. **Service Area**: All staircases, lobbies shall be furnished with marble of such quality as to be decided by the DEVELOPER.
7. **Flooring**: Master Bed room : Vitrified tiles, Living/dining : Vitrified tiles, Kitchen : Ceramic tiles/Marble, Bathroom; Anti skid Ceramic tiles.
8. **Joinery** : All doors and windows in the Common Service areas shall have the frames made of good quality timber as to be specified by the DEVELOPER and shall be made as per the Architect's drawings and specifications.
9. **Electrical** : Cancelled copper wiring with fire resistant cables (FINOLEX / HAVELS/ MESCAB or equivalent make) for better safety. All common service areas shall be provided with suitable light & fan points, switches from ANCOR, HAVELS, KOLORS, CRABTREE or equivalent make.
10. **Sanitary and Plumbing** : All plumbing pipe lines and sanitary plumbing pipe lines including the rain water pipes would be of ISI marked and each pipes of pipe and fittings shall be tested at the site prior to installation.

11. **Lobbies & Common Areas** : All lobbies combined of Marble & Granite and common areas visible from common areas outside shall be finished with the approval of the Architect.
12. **Water Supply** : There shall be adequate water supply from Kolkata Municipal Corporation connection along with water tanks and water pump with accessories for lifting the water.
13. **Kitchen** : Will be provided with Granite slab 3 feet high Designer tiles above the slab with plug points for chimney, Aquagard, Micro Oven & exhaust fan.
14. **Bathrooms** : Water proof PVC door. Floor with Anti skid ceramic tiles and 6 feet high tiles in the wall. The bathroom will have Western prying or one Indian Prying as decided by the DEVELOPER Brand :Hind wire / Johnson / Parry wire . Water proofing treatment in all toilets. Provision of exhaust fan. Provision of Geyser points in the bathroom. CP fittings with ESCO or equivalent standard.
15. **Windows** :Will be made of above aluminum channel with COLOURED glass.
16. **Sewerage** :The Sewerage network shall be connected with Kolkata Municipal Corporation system.
17. **Doors** :All the Doors will be flat (water resistant flash door of ISI mark) Main door fitted with Godrej lock / mortis lock with twister.
18. **Lift** : a four passenger shall be installed as per DEVELOPERS discretion

For any extra internal work extra charges shall have to be paid in advance.

SCHEDULE - "C"

DEVELOPER'S ALLOCATION : shall mean and include the entire residual area of the total constructed area of the building leaving the **OWNERS' Allocation** as described above on Article:1.16 & 1.17 as per KMC approval and the proportionate together with undivided proportionate and impartible share or interest in the said land as also in the common

parts and portions attributable to be included in the aforesaid **DEVELOPER's** Allocation, of which the **DEVELOPER** shall become the sole and absolute owner.'

SCHEDULE – "D"

COMMON PARTS shall mean and include the entrances, corridors, lobbies, landings, stairs cases, Lift and lift machine room, roof, underground reservoir, overhead tank, passages, ways and all the open spaces including other common areas, etc.

SCHEDULE – "E"

(Details of the Original Deeds to be handed over to the **DEVELOPER** till the completion of construction)

SCHEDULE – "F"

Payment to be made by the **DEVELOPER to the **OWNERS**:**

On the date of vacating the entire building The **DEVELOPER** shall provide a monthly rental Total Rs 30,000/- (thirty thousand) to the resident **OWNERS** in aggregate from the date of vacating the premises till complete of the construction and handing over their respective possession as mentioned in Article – 8.7.

On execution of this present the **DEVELOPER** will pay a sum of Rs 48,000.00 (Fortheight thousand Only) to the **OWNERS** as non refundable amount as per memo of this Joint venture Development Agreement .



IN WITNESS WHEREOF the parties hereunto have
hereunto set and subscribed their representative hands and signatures on this the
day of _____, 2021.

SIGNED AND DELIVERED AT KOLKATA in presence of The Following WITNESSES:

1. Saikat Sadhukhan
S/o Narugopal Sadhukhan
2, Behari Chakraborty
Street Kol-70006

2. Pratapa
City Civil Court, Cal.

3. S Mukherjee
City Civil Court Cal.

- 1) Krishone Dey.
- 2) Dilipendra Dey
- 3) Shampa Nandi
- 4) স্বপ্না দেবী
- 5) Rabia Dey
- 6) সম্প্রদায়
- 7) Sambhu Nath Dey.
- 8) Samar Kumar Dey.
- 9) Salil Kumar Dey.
- 10) Samir Kumar Dey
- 11) Malabika Dey.
- 12) Aniket Dey
- 13) Subir Kumar Dey
- 14) সুভদ্রা দেবী
- 15) Ranjan Kumar Dey
- 16) Pranab Kumar Dey.

[OWNERS]

KALPANA HEADHIGHS

Raja Roychowdhury
Authorized Signatory

[RAJA ROYCHOWDHURY]

DEVELOPER

Drafted & Prepared by me:-

Anjan Chattopadhyay

ANJAN CHATTOPADHYAY, Advocate,

City Civil Court, Calcutta, Enrolment No : WB/ 168/ 1999

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.48,000/- (Rupees Fortyeight thousand) only from the within mentioned Developer in the following manner: -

1. By cash Rs 3,000/- each as non-refundable amount

TOTAL: Rs.48,000/-

(Rupees Forty eight thousand) only.

Prishma Dey, Bidyendu Dey, Shampa Nandi

Pranab Kumar Dey, Balbir Dey, Shanta

Sambhu Nath Dey, Samar Kumar Dey, Salil Kumar Dey

Sanir Kumar Dey, Malalika Dey, Aniketh Dey

Sulin Kumar Dey, Pranab Kumar Dey, Ranjan Kumar Dey

Pranab Kumar Dey
SIGNATURE OF THE OWNER

Witness :

1) Saikat Sadhukhan

2) Pranab Kumar Dey

SPECIMEN FORM FOR TEN FINGERPRINTS



Pr. R. Chaturvedi

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Arishma Dey

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sibyendu S.

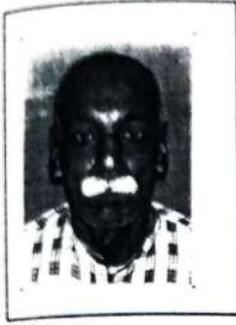
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shampa Nandi

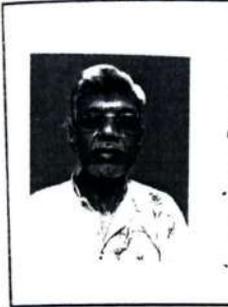
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



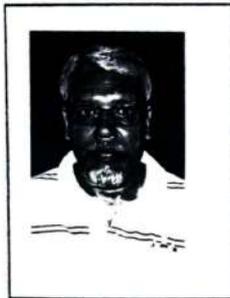
U. S. ...

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



...

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



...

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Samuel Nath ...

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Samer Kumar Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Saiee Kumar Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanis Kumar Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Malabika Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Aniketh Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Subin Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rajesh Ch

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ranjan Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Pranab Kumar Aery

	* Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

GRN Details

GRN: 192021220108717868
GRN Date: 08/11/2021 00:49:12
BRN: 4506442267425
Gateway Ref ID: 202131206526563
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 08/11/2021 00:11:13
Method: State Bank of India New PG CC
Payment Ref. No: 2002263256/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Kalpana Headhighs
Address: 3 Balaram Ghosh Street
Mobile: 9830334006
Email: k.mullick96@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002263256
Applicant's Name: Miss Sudeshna Mukherjee
Identification No: 2002263256/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002263256/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002263256/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	35542

IN WORDS: THIRTY FIVE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1903-13089/2021		Date of Registration	09/11/2021
Query No / Year	1903-2002263256/2021		Office where deed is registered	1903-2002263256/2021
Query Date	31/10/2021 5:26:41 PM			
Applicant Name, Address & Other Details	Sudeshna Mukherjee City Civil Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123061843, Status : Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
Set Forth value	Rs. 1,00,001/-		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 48,000/-]	
Stamp duty Paid(SD)	Rs. 40.021/- (Article:48(g))		Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid	
			Rs. 521/- (Article:E, E, B)	

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Telipara Lane, , Premises No: 26B, , Ward No: 010 Pin Code : 700004

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 14 Chatak 40 Sq Ft	1,00,000/-	1,31,79,375/-	Property is on Road
Grand Total :					8.1354Dec	1,00,000 /-	131,79,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4790 Sq Ft.	1/-	19,39,950/-	Structure Type: Structure

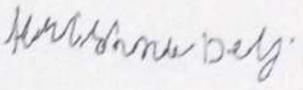
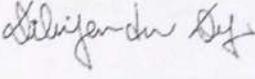
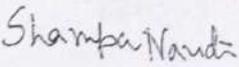
Gr. Floor, Area of floor : 2050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

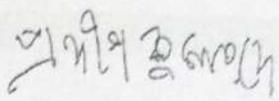
Floor No: 1, Area of floor : 2050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 690 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

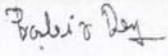
Total :	4790 sq ft	1 /-	19,39,950 /-	
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Land Lord Details :

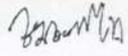
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs KRISHNA DEY Wife of Mr Dilip Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021
26B, Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx8Q, Aadhaar No: 46xxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office				
2	Mr DIBYENDU DEY Son of Late Dilip Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021
26B Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BKxxxxxx5F, Aadhaar No: 74xxxxxxx5324, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office				
3	Mrs SHAMPA NANDI Wife of Mr Kuntal Nandi Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021
Palta Nagar , Palta, North Barrackpore M, City:- , P.O:- Bengal Enamel, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx6M, Aadhaar No: 61xxxxxxx1671, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DEY Son of Late Shyamsunder Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

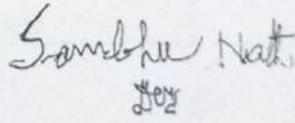
26B Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BLxxxxxx2A, Aadhaar No: 55xxxxxxxx5873, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr PRABIR DEY Son of Late Shyamsunder Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

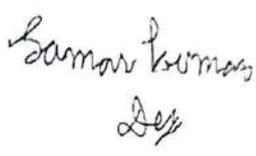
26B Telipara Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx4H, Aadhaar No: 92xxxxxxxx8883, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr CHANCHAL DEY Son of Late Shyamsunder Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

,26B Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWxxxxxx9J, Aadhaar No: 81xxxxxxxx3567, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SAMBHU NATH DEY Son of Late Radhakanto Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

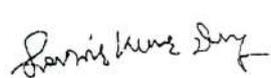
22/A Motilal Mallick Lane, Baranagar M North 24 Parganas, Alambazar, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1F, Aadhaar No: 65xxxxxxxx5729, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SAMAR KUMAR DEY Son of Late Radhakanto Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 <small>09/11/2021</small>	 <small>LTI 09/11/2021</small>	 <small>09/11/2021</small>

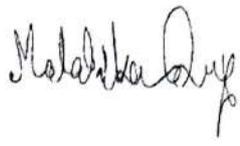
26B Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0Q, Aadhaar No: 48xxxxxxxx3362, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SALIL KUMAR DEY Son of Late Radhakanto Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 <small>09/11/2021</small>	 <small>LTI 09/11/2021</small>	 <small>09/11/2021</small>

26B Telipara Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2Q, Aadhaar No: 67xxxxxxxx4634, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SAMIR KUMAR DEY Son of Late Kamal Kanto Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 <small>09/11/2021</small>	 <small>LTI 09/11/2021</small>	 <small>09/11/2021</small>

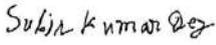
Block-3, Flat-1B, 1st Floor, Club Town Gardens, 12 M.M,Feeder Road Belgharia , Ariadaha, City:- Not Specified, P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4R, Aadhaar No: 92xxxxxxxx2836, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MALABIKA DEY Wife of Late Adhir Kumar Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

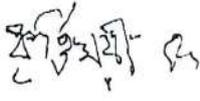
114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx5N, Aadhaar No: 81xxxxxxxx1214, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr ANIKETH DEY Son of Late Adhir Kumar Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

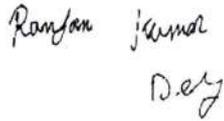
114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas ,, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: CRxxxxxx9P, Aadhaar No: 73xxxxxxxx2829, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DEY Son of Mr Kamal Kanto Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

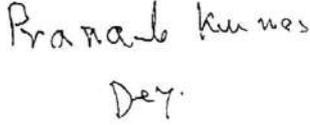
52A/5, Feeder Road , Flat D-1 , Third Floor, Kamarhati (M) Belgharia ,, City:- Not Specified, P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5E, Aadhaar No: 27xxxxxxxx5709, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs KIRTIMOYEE DEY Daughter of Late Kedar Nath Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

S/2, Abhoy Ghosh Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPxxxxxx0M, Aadhaar No: 68xxxxxxxx3949, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021
Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr RANJAN KUMAR DEY Son of Late Kedar Nath Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

S/2, Abhoy Ghosh Lane ,, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AYxxxxxx3C, Aadhaar No: 55xxxxxxxx6840, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021
Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

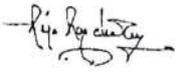
Name	Photo	Finger Print	Signature
Mr PRANAB KUMAR DEY Son of Late Kedar Nath Dey Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 09/11/2021	 LTI 09/11/2021	 09/11/2021

S/2, Abhoy Ghosh Lane , Police Station- Shyampukur ,P.O. Kolkata-, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AYxxxxxx2D, Aadhaar No: 53xxxxxxxx1425, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021
Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

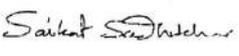
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KALPANA HEADHIGHS 3, Balaram Ghosh Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr RAJA ROYCHOUDHURY (Presentant) Son of Late Anil Roychowdhury Date of Execution - 09/11/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office</p>   
	<p>Nov 9 2021 1:15PM LTI 09/11/2021 09/11/2021</p>
<p>2, Ananda Chattejee Lane,, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2Q, Aadhaar No: 46xxxxxxxx2268 Status : Representative, Representative of : KALPANA HEADHIGHS (as Managing Partner and Authorized Signatory")</p>	

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Saikat Sadhukhan Son of Mr Narugopal Sadhukhan 2, Bihari Chakraborty Street, City:- Kolkata, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006</p>			
	09/11/2021	09/11/2021	09/11/2021
<p>Identifier Of Mrs KRISHNA DEY, Mr DIBYENDU DEY, Mrs SHAMPA NANDI, Mr PRADIP KUMAR DEY, Mr PRABIR DEY, Mr CHANCHAL DEY, Mr SAMBHU NATH DEY, Mr SAMAR KUMAR DEY, Mr SALIL KUMAR DEY, Mr SAMIR KUMAR DEY, Mrs MALABIKA DEY, Mr ANIKETH DEY, Mr SUBIR KUMAR DEY, Mrs KIRTIMOYEE DEY, Mr RANJAN KUMAR DEY, Mr PRANAB KUMAR DEY, Mr RAJA ROYCHOUDHURY</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA DEY	KALPANA HEADHIGHS-0.508464 Dec
2	Mr DIBYENDU DEY	KALPANA HEADHIGHS-0.508464 Dec
3	Mrs SHAMPA NANDI	KALPANA HEADHIGHS-0.508464 Dec
4	Mr PRADIP KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
5	Mr PRABIR DEY	KALPANA HEADHIGHS-0.508464 Dec
6	Mr CHANCHAL DEY	KALPANA HEADHIGHS-0.508464 Dec
7	Mr SAMBHU NATH DEY	KALPANA HEADHIGHS-0.508464 Dec
8	Mr SAMAR KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
9	Mr SALIL KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
10	Mr SAMIR KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
11	Mrs MALABIKA DEY	KALPANA HEADHIGHS-0.508464 Dec
12	Mr ANIKETH DEY	KALPANA HEADHIGHS-0.508464 Dec
13	Mr SUBIR KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
14	Mrs KIRTIMOYEE DEY	KALPANA HEADHIGHS-0.508464 Dec
15	Mr RANJAN KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec
16	Mr PRANAB KUMAR DEY	KALPANA HEADHIGHS-0.508464 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
2	Mr DIBYENDU DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
3	Mrs SHAMPA NANDI	KALPANA HEADHIGHS-299.37500000 Sq Ft
4	Mr PRADIP KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
5	Mr PRABIR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
6	Mr CHANCHAL DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
7	Mr SAMBHU NATH DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
8	Mr SAMAR KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
9	Mr SALIL KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
10	Mr SAMIR KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
11	Mrs MALABIKA DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
12	Mr ANIKETH DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
13	Mr SUBIR KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
14	Mrs KIRTIMOYEE DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
15	Mr RANJAN KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft
16	Mr PRANAB KUMAR DEY	KALPANA HEADHIGHS-299.37500000 Sq Ft

On 09-11-2021

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

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

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

Presented for registration at 12:43 hrs on 09-11-2021, at the Office of the A.R.A. - III KOLKATA by Mr RAJA ROYCHOUDHURY .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1.51,19,325/-

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

Execution is admitted on 09/11/2021 by 1. Mrs KRISHNA DEY, Wife of Mr Dilip Dey, 26B, Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Mr DIBYENDU DEY, Son of Late Dilip Dey, 26B Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Mrs SHAMPA NANDI, Wife of Mr Kuntal Nandi, Palta Nagar , Palta, North Barrackpore M, P.O: Bengal Enamel, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession House wife, 4. Mr PRADIP KUMAR DEY, Son of Late Shyamsunder Dey, 26B Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 5. Mr PRABIR DEY, Son of Late Shyamsunder Dey, 26B Telipara Lane, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 6. Mr CHANCHAL DEY, Son of Late Shyamsunder Dey, ,26B Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 7. Mr SAMBHU NATH DEY, Son of Late Radhakanto Dey, 22/A Motilal Mallick Lane, Baranagar M North 24 Parganas, Alambazar, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 8. Mr SAMAR KUMAR DEY, Son of Late Radhakanto Dey, 26B Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 9. Mr SALIL KUMAR DEY, Son of Late Radhakanto Dey, 26B Telipara Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 10. Mr SAMIR KUMAR DEY, Son of Late Kamal Kanto Dey, Block-3, Flat-1B, 1st Floor, Club Town Gardens, 12 M.M,Feeder Road Belgharia , Ariadaha, P.O: Ariadaha, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 11. Mrs MALABIKA DEY, Wife of Late Adhir Kumar Dey, 114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 12. Mr ANIKETH DEY, Son of Late Adhir Kumar Dey, 114/3/4, D. H. Road, Paschim Barisha , South 24 Parganas ,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Student, 13. Mr SUBIR KUMAR DEY, Son of Mr Kamal Kanto , 52A/5, Feeder Road , Flat D-1 , Third Floor, Kamarhati (M) Belgharia ,, P.O: Ariadaha, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 14. Mrs KIRTIMOYEE DEY, Daughter of Late Kedar Nath Dey, 8/2, Abhoy Ghosh Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 15. Mr RANJAN KUMAR DEY, Son of Late Kedar Nath Dey, 8/2, Abhoy Ghosh Lane ,, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 16. Mr PRANAB KUMAR DEY, Son of Late Kedar Nath Dey, 8/2, Abhoy Ghosh Lane , Police Station- Shyampukur ,P.O. Kolkata-, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person

Indetified by Mr Saikat Sadhukhan, , , Son of Mr Narugopal Sadhukhan, 2, Bihari Chakraborty Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

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

Execution is admitted on 09-11-2021 by Mr RAJA ROYCHOUDHURY, Managing Partner and Authorized Signatory", KALPANA HEADHIGHS (Partnership Firm), 3, Balaram Ghosh Street, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Saikat Sadhukhan, , , Son of Mr Narugopal Sadhukhan, 2, Bihari Chakraborty Street, P.O: Beadon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 505/- (B = Rs 480/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2021 12:54AM with Govt. Ref. No: 192021220108717868 on 08-11-2021, Amount Rs: 521/-, Bank:
SBI EPay (SBlePay), Ref. No. 4506442267425 on 08-11-2021, Head of Account 0030-03-104-001-16

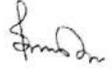
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 115808, Amount: Rs.5,000/-, Date of Purchase: 09/11/2021, Vendor name:
Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2021 12:54AM with Govt. Ref. No: 192021220108717868 on 08-11-2021, Amount Rs: 35,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 4506442267425 on 08-11-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal