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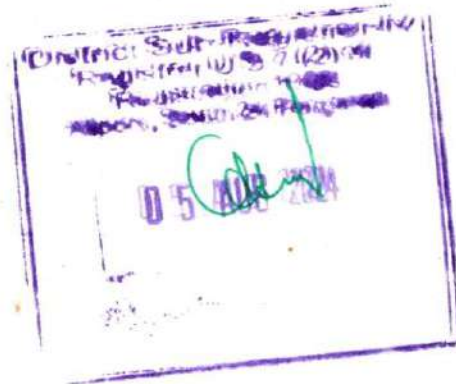


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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05/08/2024
Q-2002020053/2024

Certified that the document is submitted the
Registration. The signature sheet and the
embossment sheet attached with the
document are the part of this document



:DEVELOPMENT AGREEMENT:

THIS AGREEMENT is made this 5th day of AUGUST, TWO
THOUSAND, TWENTY FOUR, Anno Domini,

- 2 JUL 2024



808
S. No. Date
Sold to
of
Rupees. ₹ 200

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

808 on ₹ 200 for household only

8084380



Subha Mondal
90 Sechi Mondal
Satyapriya Park
Kd-700070.

: B E T W E E N :

SRI PARTHA SARATHI CHAKRABORTY, son of Late Asit Baran Chakraborty, having his PAN-AOHPC2732G, Aadhaar No. 4454 1303 4682, date of birth- 01/02/1992, by Faith - Hindu, by Occupation - Service, by Nationality Indian, residing at Madhya Bidhan Pally, P.O. Garia, Police Station-Bansdroni, Kolkata - 700084, in the District South 24 Parganas, hereinafter called and referred to as the "OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/ successors, executor/ executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under him} of the FIRST PART.

: A N D :

"CHANDA GROUP" a Proprietorship Firm, having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, represented by its Sole Proprietor SRI ARNAB KUMAR CHANDA, Son of Sri Ajoy Kumar Chanda, PAN-BMXPC8666C, Aadhaar No.430202728623, date of birth - 05/10/1997, By Faith Hindu, By Occupation-Business, residing at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "BUILDER/DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/ successors, executor/ executors, legal representative/representatives, administrator/administrators, successor-in-Office, and assigns} of the SECOND PART.

W H E R E A S in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

1} The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and his heirs and successors, representatives, executors etc.



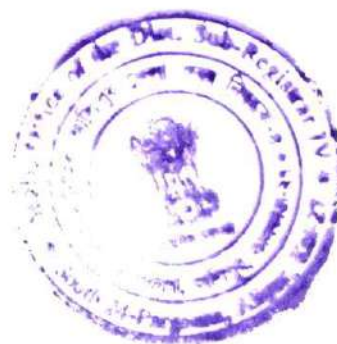
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II} The "SECOND PARTY" shall mean and include the "BUILDER/DEVELOPER" and his heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece and parcel of Bastu land measuring more or less 4 (four) Cottahs 00 (zero) Chittak 28.75 (twenty eight point seven five) Square Feet more or less together with one brick built pucca Two Storied Building, having covered area more or less 2220 Sq.ft. (On the Ground Floor, having covered area more or less 1110 Sq.ft. and On the First Floor, having covered area more or less. 1110 Sq.ft.) with cemented floor finished now standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, Pargana Magura, comprised in Khatian No. 396, appertaining to R.S. Dag No. 123, under Police Station - Regent Park now Bansdrani, being KMC Premises No.687, Bidhan Pally, Kolkata-700084, within the limits of Ward No. 112 vide Assessee No.31-112-05-1728-8 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, A.D.S.R. & D.S.R. at Alipore, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNER'S ALLOCATION" shall mean in exchange of land the Owner will be provided 50% sanction FAR i.e. if the Developer raise Straight Three storied building then in that case the owner will be provided the Entire Ground floor and 50% of the Second floor (Northern Side) and a liquidated amount of Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, if the Developer raise G+III storied building then in that case the owner will be provided the One Car Parking Space on the Ground floor and Entire First floor, 50% of the Third floor, (Northern Side), and a liquidated amount of



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Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof. Be it noted that above owner shall have no claim or any demand from any space from the Developers' allocation except Owner's allocation and any liquidated amount as mentioned above out of the entire building.

V) "DEVELOPERS' ALLOCATION" shall mean save and except the owner allocation as mentioned above remaining entire FAR of flats and Car Parking Spaces out of the total sanction plan, together with undivided indivisible proportionate share of land and all common facilities will be of Developer's allocation with the right to sale his allocated Flats in different floors and Car Parking Spaces and/or flats on the Ground floor to different purchasers (except the owner's allocation) without any interference of the owner.

VI) "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "POWER OF ATTORNEY" shall mean the Developers' Account who will bear the total expenses for construction of Building thereon in the said Property at his own liability and responsibility.

W H E R E A S One Jiban Krishna Ghosh son of Late Panchanan Ghosh of Kamdahari, P.S. Bansdroni, Kolkata - 700084 seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 1 Acre 23 Decimals, lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, Pargana - Magura, comprised in Khatian No. 396, appertaining to R.S. Dag No. 123, under



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Police Station Regent Park now Bansdroni, in the District of South 24 Parganas, by way of inheritance from his demised father under the provision of the Hindu Succession Act., 1956, then in force and accordingly the said Jiban Krishna Ghosh son of Late Panchanan Ghosh seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

A N D W H E R E A S thereafter the said Jiban Krishna Ghosh son of Late Panchanan Ghosh of Kamdahari, P.S. Bansdroni, Kolkata 700084 while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of ALL THAT piece and parcel of land measuring more or less 4 Cottahs 00 Chittak $28\frac{3}{4}$ Sq.ft. out of 1 Acre 23 Decimals, lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, Pargana - Magura, comprised in Khatian No. 396, appertaining to R.S. Dag No. 123, under Police Station - Regent Park now Bansdroni, in the District of South 24 Parganas, unto and in favour of Sova Rani Chakraborty, since deceased, wife of Late Nagenara Nath Chakraborty, by virtue of a registered Bengali Deed of Sale, dated 09.12.1957, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 155, Pages from 134 to 139, Being No. 9491 for the year 1959 at the valuable consideration, mentioned therein.

A N D W H E R E A S since ever date of purchased the land said Sova Rani Chakraborty, since deceased, wife of Late Nagenara Nath Chakraborty while seized and possessed of the said land duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as KMC Premises No.687, Bidhan Pally, P.S. Bansdroni, Kolkata-700084 and she has/had paying corporation taxes in her name in the records of KMC Assessee No. 31-112-05-1728-8.



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A N D W H E R E A S thereafter the said Sova Rani Chakraborty died intestate on 25.07.2001 leaving behind her only son Asit Baran Chakraborty, since deceased, as her only surviving legal heir to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that husband of the said Sova Rani Chakraborty namely Nagenera Nath Chakraborty predeceased on 15.05.1995.

A N D W H E R E A S after demise of his parents said Asit Baran Chakraborty, since deceased duly constructed one brick built pucca Two Storied Building, having covered area more or less 2220 Sq.ft. (On the Ground Floor, having covered area more or less 1110 Sq.ft. and On the First Floor, having covered area more or less 1110 Sq.ft.) with cemented floor finished over the said land at his own costs, expenses and efforts, free from all encumbrances.

A N D W H E R E A S in pursuance to the above the said Asit Baran Chakraborty, since deceased, son of Late Nagendra Nath Chakraborty and Late Sova Rani Chakraborty, of Madhya Bidhan Pally, P.O. Garia, Police Station - Bansdrone, Kolkata 700084, in the District South 24 Parganas became the absolute lawful owner of ALL THAT piece and parcel of Bastu land measuring more or less 4 (four) Cottahs 00 (zero) Chittak 28.75 (twenty eight point seven five) Sq.ft., TOGETHER WITH one brick built pucca Two Storied Building, having covered area more or less 2220 Sq.ft. (On the Ground Floor, having covered area more or less 1110 Sq.ft. and On the First Floor, having covered area more or less 1110 Sq.ft.) with cemented floor finished now standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, Pargana Magura, comprised in Khatian No. 396, appertaining to R.S. Dag No. 123, under Police Station Regent Park now Bansdrone, being KMC Premises No. 687, Bidhan Pally, Kolkata 700084, within the limits of Ward No. 112 vide Assessee No. 31-112-05- 1728-8 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, A.D.S.R. & D.S.R. at Alipore



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Registrar's Office
South 24 Bargarh

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A N D W H E R E A S hereafter said Asit Baran Chakraborty while seized and possessed of the First Schedule Property died intestate on 04.01.2024 leaving behind his wife namely Kalpana Chakraborty and one married daughter namely Shibani Chakraborty and one son Partha Sarathi Chakraborty, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force and each having got undivided 1/3rd respective share of first Schedule property.

A N D W H E R E A S on 12th January, 2024, said Kalpana Chakraborty and Shibani Chakraborty gifted their undivided 2/3rd share of property to Partha Sarathi Chakraborty, the present owner herein, by way of registered Deed of Gift, recorded in Book No.I, Volume No.1602-2024, pages 45206 to 45233, being No.160201001, for the year 2024 and after Gift being the absolute owner (1/3rd by way of Inheritance and 2/3rd by way of Gift) he mutated his name in the record of the Kolkata Municipal Corporation, being Premises No. 687, Bidhan Pally, Kolkata 700084, Ward No. 112 vide Assessee No. 31-112-05-1728-8, Police Station-Previously Regent Park now Bansdroni, Kolkata-700084, District -South 24-Parganas and paying regular taxes thereon.

A N D W H E R E A S the First Party herein as Owner of the said Property have decided to "Commercially Exploit" through residential Building by raising new proposed Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property with tented portion if required, more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.



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A N D W H E R E A S the Second Party hereinafter after getting confirmation of his proposal from the First Party herein have decided to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below.

A N D W H E R E A S to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

- 1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 {Fifteen} Days from the date of notice.
- 2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.
- 3} That the First Party shall pay all the arrears of Corporation Taxes, including GR, BL & LRO mutation (if required), conversion expenses and tax for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. In exchange of Owner's Property mentioned in the FIRST SCHEDULE the owner will be provided 50% sanction FAR i.e. if the Developer raise Straight Three storied building then in that case the owner will be provided the Entire Ground floor and 50% of the



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Second floor (Northern Side) and a liquidated amount of Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, if the Developer raise G+III storied building then in that case the owner will be provided the One Car Parking Space on the Ground floor and Entire First floor, 50% of the Third floor, (Northern Side), and a liquidated amount of Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof. Be it noted that above owner shall have no claim or any demand from any space from the Developers' allocation except Owner's allocation and any liquidated amount as mentioned above out of the entire building.

4} That the First Party herein shall allow the Second Party to erect said Straight III/G+III storied Building construction as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

5} That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL



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CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. The Second Party will demolish the existing Structure of the premises at his own cost and sale proceeds will be done by him and the entire amount of Sale Proceeds will be credited on the Second Party's account.

6} That the First Party shall allow the Second Party to stock all Building materials within the said Premises after demolishing and dispose of the realize the sale proceed by the Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7} That the First Party shall execute one Development POWER OF ATTORNEY in favour of the SECOND PARTY empowering and/or authorizing the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to his with the clauses as mentioned and to be mentioned in the Power of Attorneys which will be treated as part of this Agreement being coupled of interest involves herein.

8} That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid POWER OF ATTORNEY.

9} To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the



Director, South Bangalore IV
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said transfer in the proposed Building for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land.

10} That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owner's Allocation described in the SECOND SCHEDULE hereunder written which shall rightfully belong to the Second Party in consideration of his investment and endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11} That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation money as mentioned in the SECOND SCHEDULE below.

12} That the First Party shall have "NO OBJECTION" of being treated as Owner of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT, XVIII OF 1979.

13} That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share



Dr. Peter Sauer, Mitglied des Bundestages
1. Vorsitzender des Ausschusses für
Kultur und Medien (2. Vorsitz)
Bonn, 20.08.2024

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attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

14} This Agreement will not be treated as a Partnership between the First Party and Second Party.

15} The Building will be constructed for Residential purposes.

16} All out of pocket expenses and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.

17} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

18} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owner the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final,



under the provision of INDIAN ARBITRATION ACT, 1940, and/or any other statutory modification and/or enactment or mutually decided between both the parties.

19} The Developer hereby agrees and convents with the owner to complete the construction of the new proposed Straight III/G+III storied building at the said premises/ property in terms of the sanction plan within a period of 24 months from the date of sanction the building plan and the owner shall allow upto 6 months grace additional period to the Developer for completing the said proposed building subject to obtaining the completion & occupancy certificate of the new building from concerned department in accordance with law. If the Developer fails to complete the building within above mentioned time, then in that case the compensation charge will be settled by mutual decision between both the parties.

20} This penalty will not be applicable in case of force majeure. Force Majeure shall mean flood, earthquake, riot, water, storm, hurricane, Tsunami, Typhoon, tempest, Civil commotion, inundation, non-availability of building materials and/or any other act beyond the control of the parties hereto.

21} The Jurisdiction of the Court will be at ALIPORE.

22} That after demolishing the existing structure all the sale proceeds will be credited in favour of the Second Party.

23} Be it noted that if the developer can use the ground floor area (only Developer's allocation save and except the owner's allocation) as Flat space or any purpose of his allocation then in that case the First party shall have no



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objection or cannot take any legal action against the Developer and also noted that if the developer raise the building by amalgamating with the appurtenant land then in that case the owner shall have no objection in any way.

24. During the construction period the Developer will provide one shifting charges/accommodation charges (for 2BHK flat) of maximum Rs.10,000/- per month to the owners herein.

25} The first party will hand over all the original deeds relating to the first schedule below property at the time of execution of this agreement.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less 4 (four) Cottahs 00 (zero) Chittak 28.75 (twenty eight point seven five) Square Feet more or less together with one brick built pucca Two Storied Building, having covered area more or less 2220 Sq.ft. (On the Ground Floor, having covered area more or less 1110 Sq.ft. and On the First Floor, having covered area more or less. 1110 Sq.ft.) with cemented floor finished now standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, Pargana Magura, comprised in Khatian No. 396, appertaining to R.S. Dag No. 123, under Police Station - Regent Park now Bansdronei, being KMC Premises No. 687, Bidhan Pally, Kolkata - 700084, within the limits of Ward No. 112 vide Assessee No. 31-112-05-1728-8 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, A.D.S.R. & D.S.R. at Alipore, and butted and bounded by :-

<u>ON THE NORTH</u>	:	By Property of Parimal Lahiri.
<u>ON THE SOUTH</u>	:	By Property of Bharatendra Deb Sharma.
<u>ON THE EAST</u>	:	By Property of Palash Saha.
<u>ON THE WEST</u>	:	By 12 ft. wide Road.



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: THE SECOND SCHEDULE ABOVE REFERRED TO :
OWNER'S ALLOCATION

OWNER will be provided 50% sanction FAR i.e. if the Developer raise Straight Three storied building then in that case the owner will be provided the Entire Ground floor and 50% of the Second floor (Northern Side) and a liquidated amount of Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, if the Developer raise G+III storied building then in that case the owner will be provided the One Car Parking Space on the Ground floor and Entire First floor, 50% of the Third floor, (Northern Side), and a liquidated amount of Rs.7,00,000=00 (Rupees Seven Lakh) only (Non Refundable/forfeit money) out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Development Agreement and Power of Attorney and balance money of Rs.2,00,000=00 (Rupees Two Lakh) only will be provided after obtaining the sanction plan/before starting the construction work, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof. Be it noted that above owner shall have no claim or any demand from any space from the Developers' allocation except Owner's allocation and any liquidated amount as mentioned above out of the entire building.

DEVELOPER'S ALLOCATION

DEVELOPER will get save and except the owner allocation as mentioned above remaining FAR of flats and Car Parking Spaces out of the total sanction plan, together with undivided indivisible proportionate share of land and all common facilities will be of Developer's allocation with the right to sale his allocated Flats in different floors and Car Parking Spaces and/or flats on the Ground floor to different purchasers (except owner's allocation) without any interference of the owner.



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Registration (S) (B) 100
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South 24 Parganas, West Bengal

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: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE :

R.C.C.Foundation and footing in the concrete proportionate of 4:2:1 cement ratio after adequate soil treatment and consolidation.

SUPER - STRUCTURES :

R.C.C. frame work, column, beams, slabs, lintels, chajja etc. in the concrete proportion of 4:2:1 ratio with 200mm thickness brick work on outside walls with 1st Class kiln burnt bricks in cement mortar ratio 5:1 proportion and 75mm thick inside Partition walls and 125mm thick Partition wall between the Flat will done by 1st Class Kiln burnt bricks in cement mortar ratio 1:4 proportion.

FLOORING :

Entire Flooring will be of (2' x 2') Vitrify tiles/cut piece Marble finish.

DOORS :

Main Door of gamer Wood and others doors will be provided of Flash Door, bath room PVC.

WINDOWS :

Aluminum sliding with outside ½ bar still grill.

KITCHEN :

R.C.C.Cooking Platform with granite in stainless still sink with necessary 1 No. Water taps will be provided. Basin of suitable size be fixed.



TOILET :

- (a)... Concealed internal Hot and Cold water line with UPVC/CPVC pipe and geyser point should be only for toilet not for W.C. and a shower (over head) for toilet and telephom shower for W.C. (Toilet).
- (b)... Porcelain Commode European/Orissa style of standard quality.
- (c)... 1 Shower, 2 Taps with necessary C.P. Fittings or other standard quality at each toilet.
- (d)... Porcelain hand washbasin with pillar cock.

PLUMBING & DRAINAGE :

- A)... Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B)... submersible Water pump will be installed in underground water reservoir.
- C)... Cost Iron/PVC rain water pipes for roof under disposal.
- D)... Total standard quality fittings.
- E)... Geyser line for toilet only with hot and cold water provision.

PAINTING :

- A)... Water proof putty based/snowsane and Asian paint Afex will be used on outside walls of the building and inside walls will be finished up to Putty.
- B)... Wooden Primer will be on all wooden doors enamel pints on outside window grill.



ELECTRIFICATION :

A)... Concealed wiring with copper cable of reputed brand built in switch board with modilished switches will be provided.

B)... 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room and one A.C. Point in one bed room.

C)... 3 Light Points, 2 Fan Points, 1 Power Point and two Plug Points in each Living-cum-Dining Room.

D)... 1 Light Point, 1 Exhaust Fan Point and 2 Power Points in each Kitchen.

E)... 1 Light Point in W.C. and 1 Light point and 1 exhaust fan point for toilet.

ELECTRIC METER :

Procurement of electric meter for individual flats from WBSEDCL and installation of Transformer and service charges shall be on account of and at the cost of the Owners and other respective Flat Purchaser.

ROOF FLOORING :

Cement concrete/roof tiles.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.



District Sub-Registrar-V
Registration U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

05 AUG 2024

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED

BY THE OWNER AT KOLKATA

IN THE PRESENCE OF :

1. Subha Haedol
220, Rifle Club Road
Kolkata-700070.

2. Ajay K. Chanda.
23/1/12, Naktala Road,
Kolkata-700047.

Partha Sarathi Chakraborty

SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED

BY THE DEVELOPER AT KOLKATA

IN THE PRESENCE OF :

1. Subha Haedol

2. Ajay K. Chanda.

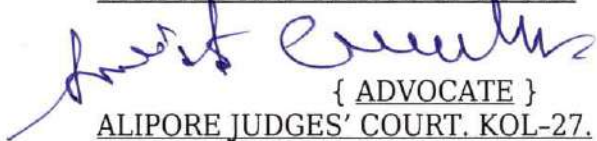
For CHANDA GROUP

Annab Kumar Chanda

Proprietor

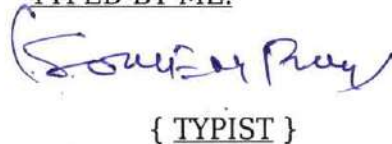
SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.


{ ADVOCATE }
ALIPORE JUDGES' COURT, KOL-27.

(SUDIPTA-CHAKRABORTY)
WB/1056/1999

TYPED BY ME.


{ TYPIST }

For CHANDA GROUP

Program



- :: 20 :: -

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of
Rs.5,00,000=00 (Rupees Five Lakh) only as per Memo below.

: M E M O :

1. By Cheque, Vide No.403471
Dated 05/08/2024
On State Bank of India, Naktala Branch

Rs.5,00,000=00

=====
Total Rs.5,00,000=00
=====

Total Rupees Five Lakh only

Partha Savathi chakraborty
SIGNATURE OF THE OWNER

WITNESSES :

- 1} Subha Mondal
- 2} Ajay K. Chandra



Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name PARTHA SARATHI CHAKRABORTY

Signature Partha sarathi chakraborty

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name ARNAB KUMAR CHANDA

Signature Annab Kumar Chanda

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Aligarh, District of Meerut

05 AUG 2024



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



192024250151240551

GRN Details

GRN:	192024250151240551	Payment Mode:	Online Payment
GRN Date:	05/08/2024 08:10:23	Bank/Gateway:	State Bank of India
BRN :	IK0CWMJAX7	BRN Date:	05/08/2024 08:12:03
GRIPS Payment ID:	050820242015124054	Payment Init. Date:	05/08/2024 08:10:23
Payment Status:	Successful	Payment Ref. No:	2002020053/6/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
Email:	sudiptachakraborty@ymail.com
Depositor Status:	Advocate
Query No:	2002020053
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2002020053/6/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	05/08/2024
Period To (dd/mm/yyyy):	05/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002020053/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002020053/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1604-08712/2024	Date of Registration	05/08/2024
Query No / Year	1604-2002020053/2024	Office where deed is registered	
Query Date	29/07/2024 10:08:38 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 85,73,284/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

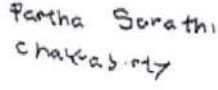
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 687, , Ward No: 112 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 28.75 Sq Ft		69,08,284/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.6659Dec	0 /-	69,08,284 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2220 Sq Ft.	0/-	16,65,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1110 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1110 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2220 sq ft	0 /-	16,65,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARTHA SARATHI CHAKRABORTY Son of Late Asit Baran Chakraborty Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	05/08/2024	LTI 05/08/2024	05/08/2024	
Madhya Bidhan Pally, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AOxxxxxx2G, Aadhaar No: 44xxxxxxxx4682, Status :Individual, Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office				

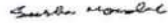
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CHANDA GROUP 23/12/M, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX7 , PAN No.:: bmxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARNAB KUMAR CHANDA (Presentant) Son of Mr Ajoy Kumar Chanda Date of Execution - 05/08/2024, , Admitted by: Self, Date of Admission: 05/08/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Aug 5 2024 12:50PM	LTI 05/08/2024	05/08/2024	
23/m/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: bmxxxxxx6c, Aadhaar No: 43xxxxxxxx8623 Status : Representative, Representative of : CHANDA GROUP (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHA MONDAL Son of Mr Sashi Mondal B/95, Satyajit Park, City:- , P.O:- Bansdrani, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700070		 Captured	
	05/08/2024	05/08/2024	05/08/2024
Identifier Of Mr PARTHA SARATHI CHAKRABORTY, Mr ARNAB KUMAR CHANDA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI CHAKRABORTY	CHANDA GROUP-6.66589 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI CHAKRABORTY	CHANDA GROUP-2220.00000000 Sq Ft

Endorsement For Deed Number : I - 160408712 / 2024

On 05-08-2024

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 12:03 hrs on 05-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ARNAB KUMAR CHANDA ,.

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 85,73,284/-

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

Execution is admitted on 05/08/2024 by Mr PARTHA SARATHI CHAKRABORTY, Son of Late Asit Baran Chakraborty, Madhya Bidhan Pally, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-08-2024 by Mr ARNAB KUMAR CHANDA, Proprietor, CHANDA GROUP (Sole Proprietorship), 23/12/M, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2024 8:12AM with Govt. Ref. No: 192024250151240551 on 05-08-2024, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CWMJAX7 on 05-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 808, Amount: Rs.5,000.00/-, Date of Purchase: 02/07/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2024 8:12AM with Govt. Ref. No: 192024250151240551 on 05-08-2024, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CWMJAX7 on 05-08-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 263255 to 263285
being No 160408712 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.08.09 17:14:25 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 09/08/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.