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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

ARA
II

77AB 530377

21539147/23

Certified that the Document is admitted to
Registration The Signature Sheet and the
engagement sheet are part of this Document.

Additional Registrar
of Assurances II Kolkata

31 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 28th day of
March Two Thousand Twenty Three (2023)

BETWEEN

848 28³/₂₃

1117- 250/-
150 700/-
1000

108340

16 JAN 2023

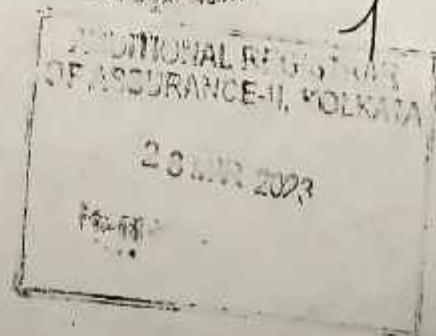
NO..... DATE.....
SOLD TO Uttam Singh
OF Sealdah Court
RS 10/- Kolkata
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO 351RS2016

16 JAN 2023

Sanjay Kumar

Sanjay Kumar

Uttam Singh
Adv
Sealdah Court
Kolkata - 700014





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270320232035079711

GRIPS Payment Detail

GRIPS Payment ID:	270320232035079711	Payment Init. Date:	27/03/2023 13:43:43
Total Amount:	50042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8418402982428	BRN Date:	27/03/2023 13:44:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SANJAY KANSAL
Mobile: 8017222213

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230350797128	Directorate of Registration & Stamp Revenue	50042
Total			50042

IN WORDS: FIFTY THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192022230350797128

GRN Details

GRN:	192022230350797128	Payment Mode:	SBI Epay
GRN Date:	27/03/2023 13:43:43	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8418402982428	BRN Date:	27/03/2023 13:44:29
Gateway Ref ID:	230861371387	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	270320232035079711	Payment Init. Date:	27/03/2023 13:43:43
Payment Status:	Successful	Payment Ref. No:	2000539147/1/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Mr SANJAY KANSAL
Address:	403/1 DAKSHINDARI ROAD FLAT 9H ALCOVE GLORIA
Mobile:	8017222213
Period From (dd/mm/yyyy):	27/03/2023
Period To (dd/mm/yyyy):	27/03/2023
Payment Ref ID:	2000539147/1/2023
Dept Ref ID/DRN:	2000539147/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000539147/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2000539147/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				50042

IN WORDS: FIFTY THOUSAND FORTY TWO ONLY.



Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022000539147/2023

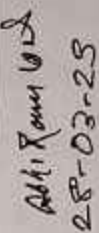
I. Signature of the Person(s) admitting the Execution at Private Residence.

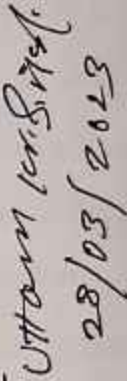
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWANATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		2787 	Biswanath Bhunia 28/3/2023
2	Shri TARAK NATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		2788 	Tarak Nath Bhunia 28/3/23
3	Smt MANORAMA BHUNYA 50A, S.K. Deo Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		2789 	Manorama Bhunia

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt SUJATA DAS P-744, Rabi Bala Apartment, Block -A,, City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		2790 	Sujata Das 28.3.23
5	Smt SUMITA BHUNYA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		2791 	Sumita Bhunya 28.3.23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri SANJAY KANSAL 23/1, Dakshindari Road, 9th Floor., City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Developer [SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED]		2786 	Sanjay Kansal 28/03/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr ABHIRAM DAS 85, A. SEN ROAD, NATUNPALLY, City:-, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Represent ative of Developer [SILVER VILLA CONSTR UCTIONS PRIVATE LIMITED]		2792. 	 28-03-23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	MrUTTAM KUMAR BHUNIA Son of Late Shiv Ankar Singh Maldah Court Complex, City:-, P.O:- Entally, P.S:- Entally, District:-South Parganas, West Bengal, India, PIN:- 700014	Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL, Mr ABHIRAM DAS		2793. 	 28/03/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

1. Place: Kolkata.

2. Parties: (1) SRI BISWANATH BHUNIA (having PAN BWRPB8585R & Aadhaar No. 7093 1113 3120), son of Late Barendra Nath Bhunia, by faith Hindu, by Nationality - Indian, by occupation Business, residing at Premises No. 50A, S.K. Deb Road, 5th Bye Lane, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, (2) SRI TARAK NATH BHUNIA (having PAN AUWPB5203G & Aadhaar No. 4822 5762 2744) son of Late Barendra Nath Bhunia, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at Premises No. 50/A, S. K. Deb Road, 5th Bye Lane, Post Office-Sreebhumi, Police Station - Lake Town, Kolkata 700 048, District North 24 Parganas, (3) SMT MANORAMA BHUNYA (having PAN DQJPB8857G & Aadhaar No. 3694 3689 7190), daughter of Late Barendra Nath Bhunya, by faith - Hindu, by Nationality - Indian, by occupation - Household work, residing at Premises No. 50/A, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhumi, Police Station Lake Town, Kolkata -700 048, District - North 24 Parganas, (4) SMT SUJATA DAS (having PAN BCSPD2330M & Aadhaar No. 7293 1984 3502), wife of Bikash Das and daughter of Late Barandra Nath Bhunya, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at P-744, Rabi Bala Apartment, Block-"A", P.O. - Shreebhumi, P.S.- Lake Town, District - North 24 Parganas, Kolkata-700089, and (5) SMT SUMITA BHUNYA (having PAN BEGPB0962M & Aadhaar No. 2929 8994 6892), daughter of Late Barendra Nath Bhunia, by faith - Hindu, by Nationality - Indian, by occupation - Household work, residing at Premises No. 50A, S. K. Deb Road, 5 Bye Lane, Post Office-Sreebhumi, Police Station Lake Town, Kolkata 700 048, District - North 24 Parganas, hereinafter collectively called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed

to mean and include their respective legal heirs, representatives, successors, administrators, executors and assigns) of the **ONE PART / FIRST PART**.

A N D

3.1 SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED PAN: AALCS5185L, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata- 700073, represented by its one of the Director **SRI SANJAY KANSAL (PAN: ACKPA0003H) & Aadhar No. 7270 6500 5794**, son of Late M.P. Kansal, by faith-Hindu, by occupation-Business, by Nationality - Indian, at 403/1, Dakshindari Road, 9th Floor, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048 and duly represented by its authorized signatory **ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar no. 6201 2100 2511)** son of Late Nagendra Das, by faith-Hindu, by occupation-Business, by Nationality - Indian, residing at 85, A. Sen Road, Natunpally, P.O. Sreebhumi, P.S. Lake Town, Kolkata-700048, hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **OTHER PART / SECOND PART**.

The Owners and the Developer collectively Parties and severally Party.

NOW THIS AGREEMENT WITNESSES. RECORDS GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-

4. Subject Matter of Agreement:
 5. Development:
- Development and commercial exploitation of ALL THAT piece or parcel of a plot of danga now used as bastu land containing by estimation an area of 04 (four) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. be the same a little more or less together with an one storied building thereon

including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774 appertaining to C.S./ R.S. Khatian No. 206, L.R. Khatian No.-121, under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY".

6. Backgrounds, Representations and Warranties:

6.1. Owners' Representations: The Owners have represented and warranted to the Developer as follows:

6.2. Ownership:

WHEREAS:

a) One Sri Gopal Chandra Maity, son of Late Dinabandhu Maity of 50A, S. K. Deb Road, 5th Bye Lane, Police Station - Lake Town, Kolkata - 700 048 was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of danga land containing by estimation an area of 32.37 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in C.S./R.S. Dag Nos. 698 (land measuring an area of 05.25 Decimals), 700 (land measuring an area of 05.81 Decimals), 759 (land measuring an area of 13.06 Decimals) & 774 (land measuring an area of 08.25 Decimals) appertaining to C.S./R.S. Khatian No. 206 under the Police Station of Dum Dum at present Lake Town in the District of North 24 Parganas (formerly 24 Parganas) free from all encumbrances whatsoever.

b) While remained in absolute possession and enjoyment thereof the said Gopal Chandra Maity died intestate on 18.04.1938 as a bachelor leaving behind him his surviving only sister namely Smt. Swarnamayee Bhunia as his legal heir and successor and accordingly upon the demise of said Gopal Chandra Maity the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

c) The said Swarnamayee Bhunia died intestate leaving behind her surviving only son namely Sri Barendra Nath Bhunia as her legal heir and successor and accordingly upon the demise of said Swarnamayee Bhunia the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

d) The said Barendra Nath Bhunia died intestate on 10.12.1987 leaving behind him his surviving wife namely Smt. Shanti Bhunia, two sons namely Sri Biswanath Bhunia & Sri Taraknath Bhunia and three daughters namely Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia as his only legal heirs and successors and accordingly upon the demise of said Barendra Nath Bhunia the said land left by him devolved upon his said legal heirs and successors to the extent of undivided 1/6 share each in accordance with the Hindu Succession Act, 1956.

e) The said Shanti Bhunia, Sri Biswanath Bhunia & Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia jointly mutated their names in respect of a plot of land measuring an area of 04 (four) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. be the same a little more or less out of the said land measuring an area of 32.37 Decimals in the records of the South Dum Dum Municipality on payment of relevant taxes thereof and accordingly the said Municipal Authority assessed the said plot of land as Municipal Holding No. 84, S. K. Deb Road, 5th Bye Lane, Kolkata - 700 048 under the Police Station of Lake Town in the District of North 24 Parganas.

f) The said Shanti Bhunia died intestate on 08.11.2017 leaving behind her surviving two sons and three daughters namely the said Sri Biswanath Bhunia, Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia as her only legal heirs and successors and accordingly upon the demise of said Shanti Bhunia her undivided $1/6$ share of the said land left by her devolved upon her said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Succession Act, 1956.

g) By virtue of the said inheritance thus the said Owners herein the said Sri Biswanath Bhunia, Sri Tarak Nath Bhunia, Smt. Manorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia became the absolute owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece of parcel of the said plot of Danga now used as Bastu land containing by estimation an area of 04 (Four) Cottahs 11 (Eleven) Chittaks 24 (Twenty Four) sq.ft. be the same a little more or less together with an one storied building thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza-Dakshindari. J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774 appertaining to C.S./ R.S. Khatian No. 206, L.R. Khatian No. - 121, under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the limits of South Dum Dumb Municipality in Ward No. 31 in the District of North 24 Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" free from all encumbrances whatsoever.

h) **Absolute Entitlement:** In the manner stated above, the Owners herein became the sole and absolute Owners of the said Property. No person or persons other than the Owners herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof.

i) **Non Encumbrances:** The right, title and interest of the Owners in the said Property is free from all encumbrances whatsoever and they have a good and marketable title thereto.

j) **No Requisition, Acquisition and Attachment:** The Owners confirm that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings have been received or come to the notice of the Owners and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

k) **No Litigation:** The Owners confirm that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.

l) **Absolute Possession:** the said Property and every part thereof is in khas vacant, peaceful and absolute possession of the Owners herein.

6.3. **Decision to Develop:** The Owners herein jointly have decided to develop the said Property by construction of a multi storied building thereon together with various common service area, amenities and facilities to be appended thereto the said proposed building through the Developer herein.

6.4. **Background of the Developer:** The Developer are carrying on business of construction and development of real estate and have infrastructure and expertise in this field.

6.5. Offer of Development: The Owners herein jointly have approached the Developer and made the above representations and have requested the Developer to take up the development of the said Property.

6.6. Reliance on Representations: Relying on the representations of the Owners, the Developer herein jointly have agreed to develop and commercially exploit the said Property by constructing the said proposed building consisting of several Flats/Units/Car Parking Spaces/Shops and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said building in accordance with the Plan to be sanctioned from the South Dum Dum Municipality and/or any other concerned authority or authorities.

6.7. Negotiations: Discussions and negotiations have taken place between the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

7. Appointment and Commencement:

7.1. Appointment and Acceptance: The Owners do and each of them doth hereby appoint the Developer as the Developer of the said Property and the Developer do hereby accept such appointment. By virtue of such appointment, the Owner do and each of them doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the said Property by constructing of the said building and dealing with the same after setting aside Owners' Allocation'(defined below).

7.2 Commencement & Tenure: Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above & this Agreement shall remain valid in force till the development is completed in all respects and all

obligations of the Parties towards each other stands fulfilled and performed.

8. Owners' Consideration:

8.1. Owners' Allocation: The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of 50% of sanctioned area in each floor upto fifth floor (as per the Sanctioned Plan) [(The space allocation will be as ^{FIVE} ~~Three~~ nos. of standard size four wheeler car parking space on the Ground Floor and 1200 sq.ft. (Built Up Area), more or less, (without measurement of Lift & Staircase), on each floor upto fifth floor (excluding the Ground Floor)] [Flat No. "E & F are the allocated flats on each floor upto fifth floor. In case the total Allocation exceeds on the cumulative then the exceeds area will be adjusted from the area of owners' allocation on the higher floors]] of the said proposed building in habitable condition "and" according to the Plan (Owners' Allocation) which includes other spaces or areas comprised of the said building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and further The "Developer's will pay the sum of Rs.50,00,000/- (Rupees Fifty Lac) only as an interest free refundable security deposit to the Owners herein as follows:

- a) Rs.30,00,000/- (Rupees Thirty Lac) only at the time of execution and registration of the Development Agreement .

Sanjay Kumar

- b) The balance amount of Rs. 20,00,000/- (Rupees Twenty Lac) only after receipt of sanctioned building Plan from the South Dum Dum Municipality by part payment during construction of the said proposed building.
- c) Out of total Rs.50,00,000/- (Rupees Fifty Lakhs) Rs.5,00,000/- (Rupees Five Lac) only will be forfeited & Rest Rs.45,00,000/- (Rupees Forty Five Lac) only will be adjusted/refunded by the Owners to the Developer after Completion of the building.

8.2 Shifting Charges: The Developer at his own cost will provided three nos. of alternative accommodation and One room (Two nos. of 2BHK Accommodation & One No. of 1BHK Accommodation) to the land owners herein from the date of getting the possession of the project property till the handover the owners' Allocation

8.3. Original Documents: The Original Documents in respect of the said Property shall be handed over by the Owners to the custody of the Developer at the time of execution of this Development Agreement who shall retain the same in part performance of this Agreement.

8.4 Certified Copy: The Developer will provide One Certified copy of Development Agreement & Development Power.

9. Developer' Consideration:

9.1. Developer Allocation: The Developer shall be fully and completely entitled to get the balance sanctioned/ constructed area in each floor (as per the Sanctioned Plan) of the said proposed building comprised of the said Property after allocating the Owners' areas as per Clause No. 8.1 stated above and other common areas comprising of the said building and open spaces of the said Property (Developer' Allocation). It is clarified that the Developer Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the

said Property particularly mentioned and described in the Third Schedule hereunder written.

10. Possession:

10.1. Full Possession: The Owners shall make over khas and vacant possession of the entirety of the said Property within one month from the date of execution and registration of the Development Agreement and Development Power of Attorney to the Developer herein in part performance of this Agreement. The Developer shall have the right to remain in possession for doing the various acts necessary for fulfillment of this Development Agreement.

11. Powers and Authorization:

11.1. Development Power of Attorney: The Owners will be liable to grant to the Developer and/or their nominees a Development Power of Attorney for sanction of the Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the South Dum Dum Municipality and/or other authorities and construction of the said building, booking and sale of the Developer's Allocation and all matters ancillary thereto.

11.2. Further Acts: Notwithstanding grant of the aforesaid Development Power of Attorney, the Owners do and each of them doth hereby undertake that they will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of development of the said Property.

12. Construction of the Building: The Developer shall, at their own costs and without creating any financial or other liability on the Owners, construct erect and complete the said building in accordance with the building plan to be sanctioned and as per the agreed specifications particularly mentioned and described in the Fourth Schedule hereunder written and as

may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners will bear no responsibility in this context.

12.1 Construction Time: Subject to the Owners meeting all their obligations under this Agreement and force majeure, the Developer shall construct complete and finish the said proposed building on the said Property within a period of 24 (twenty four) months from the date of receipt of the sanctioned Building Plan from the South Dum Dum Municipality and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said Property whichever is later with a maximum extension period of 6 (six) months only.

12.2 Utilities: The Developer shall at their own cost, install and erect the said building with pumps, overhead reservoirs, temporary electric connections until permanent electric connections are obtained and sewerage connections, the prospective Purchasers (collectively Transferees) of the apartments/spaces in the said building shall pay the deposits and other charges levied by CES.C Ltd. The Owners shall also pay the charges levied by C.E.S.C. Ltd. after handing over the Owners' Allocation.

12.3 Temporary Connections: The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity and drainage/sewerage.

12.4 Modification: Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the South Dum Dum Municipality and/or any other concerned Authority or Authorities Rules provided however no alteration or modification shall be made in the Owners' Allocation without the consent of the Owners in writing.

12.5 No Obstruction: The Owners shall not do any act, deed or thing whereby the Developer are obstructed or prevented from constructing and completing the said proposed building.

13. Dealing with Units in the said building:

13.1. Owners' Allocation: Subject to the provisions of Clause No. 8.1 above, the Owners shall be exclusively entitled to the Owners' Allocation and shall be entitled to transfer or otherwise deal with the Owners' Allocation in any manner the Owners deem appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation. It is however understood that the dealings of the Owners with regard to the Owners' Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owners' Allocation shall be subject to the provisions of this Agreement and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation but subject to provisions of Clause No. 8.1 of this Development Agreement.

13.2. Developer' Allocation: The Developer shall be exclusively entitled to the Developer Allocation and shall be entitled to transfer or otherwise deal with the Developer' Allocation in any manner the Developer deem appropriate without any right, claim, or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer Allocation. It is however understood that the dealings of the Developer with regard to the Developer Allocation shall not in any manner fasten or create any financial liabilities upon the Owners.

However, any transfer of any part of the Developer Allocation shall be subject to the provisions of this Agreement and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer Allocation but subject to provisions of Clause No. 9.1 of this Development Agreement.

13.3. Transfer of Developer Allocation: In consideration of the Developer constructing and handing over the Owners' Allocation to the Owner, the Owners shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer Allocation in such parts as shall be required by the Developer. Such execution of Conveyances at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the Development Power of Attorney or by the Owners directly.

13.4. Cost of Transfer: The costs of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

13.5. Common Documentation: The Owners and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of common interest, shall be uniformly adopted in the documentation.

14. South Dum Dum Municipality Taxes and Outgoings:

14.1. Relating to Period prior to sanction of Plan: All municipal rates, taxes and other outgoings on the said Property relating to the period prior to sanction of plan shall be borne, paid and discharged by the Developer only and in this regards the Land Owners shall have no liabilities in any manner whatsoever. The total expenses of construction of the said multi storied building shall be paid by the Developer.

14.2. Relating to Period After Sanction of Plan: As and from the date of sanction of the Plan, the Developer shall be liable for municipal rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the Owners' Allocation is given to the Owners and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for municipal rates and taxes and all other outgoings.

15. Possession and Post Completion Maintenance:

15.1. Notice of Completion: As soon as the said building is completed (as certified by the Architect) the Developer shall give a written notice to the Owners requiring the Owners to take possession of the Owners Allocation or part thereof and the Owners shall take possession within 30 (Thirty) days from the date of such notice, failing which it shall be deemed that the Owners have taken possession, whether or not the Owners take physical possession and all liabilities with regard to payment of municipal taxes and other outgoings as mentioned in Clause No. 14.2 below shall commence.

15.2. Possession Date and Res: On and from such date of taking physical possession or deemed possession as afore stated (Possession Date), the Owners shall be exclusively responsible for payment of all municipal rates and taxes and other outgoings and impositions whatsoever (collectively rates) payable in respect of the Owners' Allocation only provided however when such rates are applicable to the whole of the said Property/building, the same shall be apportioned on pro-rata basis with reference to the total area of the said building. The Transferees shall be responsible for payment of the rates in respect of the Developer Allocation.

15.3. Punctual Payment and Mutual Indemnity: The Owners and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

15.4. Maintenance: The Developer shall frame a scheme for the management and administration of the said building. The Owners hereby agree to abide by all the rules and regulations to be framed by the Developer and the Transferees (Association), which shall be in charge of such management of the affairs of the said building.

15.5. Maintenance Charge: The Owners and/or transferees will be liable to pay to the Developer, the costs and service charges for such management and maintenance (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the said building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring pipes, electrical and mechanical equipment and other installations, appliances and equipment.

15.6 Failure to pay Maintenance Charge: If the Owners or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates within 15 (Fifteen) days if demand in this behalf, the defaulter shall be liable to pay interest on the amount outstanding 1.50% (one and half percent) per month from the due date of payment till the payment is made and in addition, during the period of default none of the common services shall be available to the defaulter.

16. Common Restrictions:

16.1. Applicable to Both: The Owners' Allocation and the Developer' Allocation in the said building shall be subject to the same restrictions has are applicable to the Ownership building intended for common E benefit of all occupiers of the said building, which shall include the following:

16.2. No Illegal Activity: No Transferees/Co-Owners /Occupants of the said building shall use or permit to be used their Units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.

16.3. No Demolition: No Transferees/Co-Owners/Occupants of the said building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.

16.4. No Transfer Without Compliance: Neither the Owners nor the Transferees shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces.

16.5. Compliance with Rules: The Owners and the Transferees shall abide by all laws, bye- laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation.

violation and/or breach of any of the said laws, bye-laws, rules and regulations.

16.6. Interior Maintenance: The Owners and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said building or any other space or accommodations therein and shall keep the other Occupiers of the said building indemnified from and against the consequences of any breach.

16.7. Validity of Insurance: Neither the Owners nor the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

16.8. No Obstruction of Common Portions: Neither the Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the said building and no hindrance shall be caused in any manner in the the movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said building

16.9. Cleanliness: Neither the Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said building or in the compound, corridors or any other portion or portions of the said building.

16.10. Right of Entry: For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owners and the Transferees shall permit the Developer.

16.11. Association, with or without workmen, at all reasonable time, to enter into and up the Owners' Allocation and the Transferees Units and every part thereof.

17. Owners' Obligations: The Owners do and each of them doth hereby covenant with the Developer as follows-

17.1 No Obstruction in Dealing with Developer' Allocation: Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer' Allocation.

17.2 No Obstruction in Construction: Not to cause any interference or hindrance in the construction of the said building or any part thereof.

17.3 No Alteration of Structure: Not to demand or cause any alterations to be made in the sanctioned Plan and structure of any building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owners shall be borne by the Owners.

17.4 No Dealing with the Property: Not to let-out, grant lease, mortgage and/or charge the said property or any portions thereof without the consent in writing of the Developer.

17.5 Fulfilling Obligations: To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer Allocation.

17.6 Marketable Title: The Owners have a clear and marketable title to the said Property and every part thereof.

18. Developer' Obligations:

18.1. Time of Completion: The Developer hereby agree and covenant with the Owners that subject to the Owners meeting all their obligations including those mentioned in the various sub-clauses of Clause No. 16 above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within 24 h months from the date of receipt of the sanctioned Building Plan from the South Dum Dum Municipality and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said Property whichever is later with a maximum extension period of 6 (six) months (stipulated period) only.

18.2. Completion Certificate: The Developer shall be liable to apply for and obtain Completion Certificate on completion of construction of the said Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the South Dum Dum Municipality or any authority imposes any Additional Development Charge or other charge, then the Developer will pay it.

18.3. No Violation of Law: The Developer hereby agree and covenant with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the d building.

18.4. No Obstruction in Dealing with Owners' Allocation: The Developer hereby agree and covenant with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing of any part or portion of the Owners' Allocation.

19. Amalgamation: The Developer will be entitled to amalgamate the said Property with any other adjacent properties at their own costs and expenses with due process of law.

20. Owners' Indemnity:

20.1. Title: The Owners shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this regard.

20.2 Developer' Allocation: The Owners hereby undertake that the Developer shall always be entitled to the Developer' Allocation and shall enjoy the same without any interference or disturbances by the Owners and to this effect the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer herein.

21. Developer' Indemnity:

21.1. Third Party Claims: The Developer hereby undertake to keep the Owners indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said building and/or for any defect therein or development of the said Property. The Developer first shall handover the Owners allocated portion to the Owners and thereafter the possession of the Third Party will be handed over and registered.

22. Miscellaneous:

22.1. No Partnership: The Owners and the Developer have entered into this Agreement purely as a contract basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

22.2. Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction of the said building by the

Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Development Agreement.

22.3. Further Acts: The Parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

22.4. If the Developer/ Developer further incorporate any other Developer/ Developer and/or Owner/ Owners for Develop the below scheduled property or any amalgamated property/ies without violating/ make any damage to the land owners interest herein, in such circumstances the owner/ owners shall cooperate with the Developer/ Developer and/or Owner/ Owners for preparing further any required deeds, writings, things etc. (registered or un-registered) for complete the said development & construction work

22.5. Taxation: The Owners shall not be liable for at other taxes in respect of the Developer Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in respect thereof Similarly the Developer shall not be liable for any other taxes in respect of the Owners Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against

all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law.

23. Defaults:

23.1. Of Developer: In the event of the Developer fail and/or neglect to perform any of their obligations under this Agreement, the Owners shall be entitled to all losses and damages suffered by the Owners for such non-performance of the Developer.

23.2. Of Owners: In the event of the Owners fail and/or neglect to perform any of their obligations under this Agreement, the Developer shall be entitled to all losses and damages suffered by the Developer for such non-performance of the Owners.

24. Demolition: The Developer will solely be entitled to appropriate the total sale proceeds of the rubbish and debris and other broken materials which will be available and/or collected upon demolition of the existing building and/or structure thereon on the said Property but the Doors, windows & Grill belongs to the land owners.

25. Force Majeure

25.1. Meaning of: Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties (Force Majeure)

26. No Liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

27. Arbitration:

27.1. Arbitral Tribunal: Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of

3 (three) persons, 1 (one) appointed by the Owners, 1 (one) appointed by the Developer and the third by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996.

23.2. Mechanism and Procedure: Language, procedure and type of award (speaking or non- speaking) shall be decided by the Sole Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

28. Jurisdiction:

28.1. District Judge: In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the said Property shall have the right to receive, entertain, try and determine all actions and proceedings. 29. Name of the building:

29.1. The name of the said proposed building will be christened by the Developer herein only at their sole discretion.

**THE FIRST SCHEDULE ABOVE REFERRED
TO THE SAID PROPERTY**

ALL THAT piece or parcel of a plot of Danga now used as bastu land containing by estimation an area of 04 (four) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less together with a cemented flooring one storied cemented finished flooring old dilapidated building thereon measuring an area of 1000 Sq.ft. including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza - Dakshindāri, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774 appertaining to C.S./ R.S. Khatian No. 20b, L.R. Khatian No. 121, under Police Station of Lake Town within limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the

Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : Land of L.N. Multiplex & H/o Karmakar & **20 feet wide** 5th Bye Lane.
- ON THE SOUTH** : H Land of L.N. Multiplex
- ON THE EAST** : Girl's School.
- ON THE WEST** : Land of L.N. Multiplex.

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE OWNERS' ALLOCATION)

The Developer shall, at their own costs and expenses, construct, finish, complete the construction of said multi storied building and deliver to the Owners, undisputed possession of 50% of sanctioned area in each floor upto fifth floor (as per the Sanctioned Plan) [The space allocation will be as ^{FIVE} ~~Three~~ nos, of standard size four wheeler car parking space on the Ground Floor and 1200 sq.ft. (Built Up Area), more or less. (without measurement of Lift & Staircase) on each floor upto fifth floor (excluding the Ground Floor)] [Flat No. "E" & "F" are the allocated flats on each floor upto fifth floor. In case the total Allocation exceeds on the cumulative then the exceeds area will be adjusted from the area of owners allocation on the higher floors] of the said proposed building in habitable condition "and" according to the Plan (Owners' Allocation) which includes other spaces or areas comprised of the said building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor drainage connections, sewerage connections and other facilities to be required

Sanjay Karmakar

for establishment, enjoyment, maintenance and management of the said building and further The "Developer's will pay the sum of Rs.50,00,000/- (Rupees Fifty Lac) only as an interest free refundable security deposit to the Owners herein as follows:-

- a) Rs.30,00,000/- (Rupees Thirty Lac) only at the time of execution and registration of the Development Agreement.
- b) The balance amount of Rs.20,00,000/- (Rupees Twenty Lac) only after receipt of sanctioned building Plan from the South Dum Dum Municipality by part payment during construction of the said proposed building.
- c) Out of total Rs.50,00,000/- (Rupees Fifty Lac) Rs.5,00,000/- (Rupees Five Lac will be Forfeited and Rest Rs.45,00,000/- (Rupees Forty Five Lac) will be adjusted/Refund of by the Owners to the Developer after completion of the balance of the Rest amount.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance/ remaining sanctioned/ constructed area in each floor (as per the Sanctioned Plan) of the said proposed building comprised of the said Property after allocating the Owners' areas as per stated Clause No. 8.1 & Second Schedule above and other common areas comprising of the said building and open. spaces of the said Property (Developer Allocation). It is clarified that the Developer Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION FOR CONSTRUCTION)

Foundation	:	Strip/isolated footing as per Drawing with M20 Grade concrete and FE 500 Graded Steel Brick Soiling blow foundation over 500 micron polythene
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		sheet PCC over polythene sheet as per drawing All works as per sanction plan or Engineer instruction.
Super Structure	:	RCC Structure with M-20 Grade Steel 250mm th. External Brick works 125 mm th internal Brick works 12 mm thick internal plaster (1:5) 15 mm Thick external plaster (1:5) Elevation Decorative as per submitted view Attic as per your sanction plan 5" thickness boundary wall Cement- Ambuja /Ultratech/Star Cement Steel- IS! Brand of FE-500 Stone Chips :3/4 75/8" Sand: Coarse for RCC and Medium for other Bricks :1 Class
Door & window	:	Salwood Door Frames with polish. Panel Door: polish Seagun wood Door along with Hasbolt, Handle, Door stopper and Rubber Buffer, with Godrej lock. Toilet Door: PVC Door. Open able sliding Window with aluminum section Grill: all windows with Black painted with 1 coat Primer 4 Iron windows with iron Frame and Glass at Toilet Aluminum sliding glass windows at stair landing.
Electrical	:	concealed electrical wiring through conduit (Havels/Finolex) All switches are Modular type (per Flat 25 points including one Geyser points). Also 2 Nos. of A/C point in master Bed Room. Proper electrical Earthing as per specifications. Electrical arrangements for Pump. Electrical Points are installed in Lobby, Stair, as per management advice

Sanitary Plumbing work	:	Concealed G.I. water lines in all Toilets G.L. Medium Pipes/CPVC pipes for external water lines Height Density (HDPE) PVC pipes for external water lines PVC Supreme Made 100 mm dia Rainwater down Pipe Branded fittings for all toilets Water line for water purifier for each floor 2 nos. of Basin fittings in each toilet. 6" Dai S. W Line with necessary fittings up to septic tank 1 no commode with PVC system
Toilet Fittings	:	1 no COMMODE WITH PVC SYSTEM 1 no. basin in 1 wall mixture with OH shower 1 no soap disk 1 no Towel Rod
Flooring	:	Marble (2 x 2 flooring with Acid polish floor including 4" Skirting window sills or optional Vitrified flooring Toilet: 12" x 8" wall tiles up to 6ft height Ceramic Floor Tiles 300 x 300 mm on floor. Kitchen: Black/Ruby Red Granite cooking platform with black stone support within build fitted S. S. Sink. Flooring same as Living and Dining
Paint	:	1 coat cement wash 1 coat primer and 2 coat weather coat paint at exterior surface. Wall putty/plaster of paris at internal surfaces. All M.S. grill works 2 coat synthetic paint over 1 coat primer. White wash to Lift and Lift Wall. Paint-ICI/BERGER/ASIAN

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

SIGNED, SEALED & DELIVERED

in the presence of :-

WITNESSES:

1. *Yash Kumar Sin*
P-890, Lakshmi Block-A
Kolkata - 700089
2. *Uttam K. Singh*
Sealdah Court
Kolkata 700014

Bisuke Nath Bhunia
Jarok Nath Bhunia

Monovamma Bhunia
Sujatadas
Sumitran Bhunia

SIGNATURE OF THE OWNERS

2.

SILVER VILLA CONSTRUCTIONS PVT. LTD

Abhi Kant

Authorized Representative

Silver Villa Constructions Pvt. Ltd.

Sanjay Kumar
Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

Uttam K. Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,

Room No. 101, 1st Floor,

Kolkata-700014

Enrolment No. F/26/199/07

MEMO OF CONSIDERATION

RECEIVED of from the within named Developer the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only in the manner hereunder written.

M E M O

<u>Date</u>	<u>Cheque no.</u>	<u>Drawn on</u>	<u>Amount</u>
28/03/2023	028728	State Bank of India	6,00,000/-
28/03/2023	028729	State Bank of India	6,00,000/-
28/03/2023	028730	State Bank of India	6,00,000/-
28/03/2023	028731	State Bank of India	6,00,000/-
28/03/2023	028732	State Bank of India	6,00,000/-
		Total :	Rs. 30,00,000/-

(Rupees Thirty Lakhs) only

WITNESSES:

1. *Arum Kumar Pal*

2. *Uttam Dasgupta*

Biswanath Bhunia

Sarab Nath Bhunia

Momozarna Bhunia

Sujata Das

Sumitran Bhunia

SIGNATURE OF THE LAND OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Kumar

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



Allu Ram Reddy

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



Biswas Nath Bhargava

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



Jagan Nath Bhunia

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



Momo Aama Blumya

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



Susata Dag

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



Bernita Bzenya

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

PHOTO

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

Major Information of the Deed

Deed No :	I-1902-04420/2023	Date of Registration	31/03/2023
Query No / Year	1902-2000539147/2023	Office where deed is registered	
Query Date	27/02/2023 10:34:56 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,08,71,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,031/- (Article:48(g))	Rs. 30,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:84 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-774	RS-121	Bastu	Bastu	4 Katha 11 Chatak 24 Sq Ft		1,01,96,997/-	Width of Approach Road: 20 Ft.,
Grand Total :					7.7894Dec	0 /-	101,96,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BISWANATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bwxxxxxx5r, Aadhaar No: 70xxxxxxx3120, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence
2	Shri TARAK NATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3G, Aadhaar No: 48xxxxxxx2744, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence
3	Smt MANORAMA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQxxxxxx7G, Aadhaar No: 36xxxxxxx7190, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence
4	Smt SUJATA DAS Wife of Mr Bikash Das P-744, Rabi Bala Apartment, Block -A., City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx0m, Aadhaar No: 72xxxxxxx3502, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence
5	Smt SUMITA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx2M, Aadhaar No: 29xxxxxxx6892, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri SANJAY KANSAL (Presentant) Son of Late M P KANSAL 403/1, Dakshindari Road, 9th Floor., City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)
2	Mr ABHIRAM DAS Son of Late Nagendra Das 85, A. SEN ROAD, NATUNPALLY, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: adxxxxxx6e, Aadhaar No: 62xxxxxxxx2511 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL, Mr ABHIRAM DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:84 JI No: 25, Pin Code : 700048

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 774, RS Khatian No:- 121		

On 28-03-2023

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

Presented for registration at 19:00 hrs on 28-03-2023, at the Private residence by Shri SANJAY KANSAL ..

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

Execution is admitted on 28/03/2023 by 1. Shri BISWANATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri TARAK NATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Smt MANORAMA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 4. Smt SUJATA DAS, Wife of Mr Bikash Das, P-744, Rabi Bala Apartment, Block -A,, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 5. Smt SUMITA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-03-2023 by Shri SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 28-03-2023 by Mr ABHIRAM DAS, authorized Signatory, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 30-03-2023

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 1,08,71,997/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,105.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 30,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 1:44PM with Govt. Ref. No: 192022230350797128 on 27-03-2023, Amount Rs: 30,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8418402982428 on 27-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2023 1:44PM with Govt. Ref. No: 192022230350797128 on 27-03-2023, Amount Rs: 20,021/-, Bank:
SBI EPay (SBIPay), Ref. No. 8418402982428 on 27-03-2023, Head of Account 0030-02-103-003-02

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Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 31-03-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,105.00/- (B = Rs 30,000.00/- ,E = Rs 21 00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 108340, Amount: Rs.10.00/-, Date of Purchase: 16/01/2023, Vendor name: J
CHATTERJEE

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 144168 to 144215
being No 190204420 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.04.05 16:11:10 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/04/05 04:11:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)