

2885/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

65AB 834817

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2/21/22
13/7/22

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

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

13 JUL 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 13th
day of July Two Thousand Twenty Two (2022);

BETWEEN

2737 17-6-22

ক্রেতার নাম Uttam Singh Adv Sealdeh Koi

ভেঃ সানোওয়াজ মণ্ডল

ভেঃ

মোঃ- এ ডি এস আর, বারইপুর

জেলা- দক্ষিণ ২৪ পরগণা

মূল্য ১০-



31

Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

13 JUL 2022

Uttam Mr. Sirist
Adv.
810 Lt Shiv Sharmar Sirist
Sealdah court complex
Room No 101, 1st floor
PO and PB- entally
Kolkata- 700014

M/S L.N. MULTIPLEX PRIVATE LIMITED (PAN: AABCL3698M)

incorporated under the Companies Act, 1956 having its registered office at Premises No. 1, Amalangshu Sen Road, Natun Pally, P.O. Sreebhumi & P.S. - Lake Town, Kolkata - 700 048, being represented by its director namely **SRI ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar No. 6201 2100 2511)** son of Nagen Chandra Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 85A, Amalangshu Sen Road, Natun Pally, P.O. Sreebhumi & P.S. - Lake Town, Kolkata - 700 048, hereinafter called and referred to as the **LANDLORD/ OWNER** (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 **FIRST PART**.

A N D

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. 727065005794)** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - 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**.

WHEREAS one Pankaj Saha Chowdhury, Malay Kumar Saha Chowdhury, Manjushree Saha Chowdhury, Mala Saha Chowdhury, Sunil Kumar Saha Chowdhury, Sumanta Saha Chowdhury and Sujata Banerjee had sold transferred and conveyed a piece or parcel of bastu land measuring about 6 (six) Cottahs more or less along with tiles shed structure measuring about 500 sq. ft. lying and situated at Mouza Dakshindarii, J.L. no. 25, R.S. no. 6, Touzi No. 1298/2833, comprised R.S. Dag No. 769 (part) appertaining to R.S. Khatian No. 794, being municipal holding No 29, Amalangshu Sen Road No and also known as Premises No. 34, Amalangshu Sen Road, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a deed of Conveyance dated 19th day of December, 2013 duly registered in the office of the ADSR Bidhannagar, Salt Lake City and recorded in Book No.I, CD Volume No. 11, pages 3661 to 3689, being no. 03719 for the year 2013.

AND WHEREAS the Kingshuk Ghosh and Champalal Ladhar had sold transferred and conveyed a piece or parcel of bastu land measuring about

2 Cottahs 13 chittacks 8 sq. ft. more or less along with tiles shed structure measuring about 100 sq. ft. lying and situated at Mouza Dakshindarii, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, Sub Division -IV, Division -I, comprised R.S. Dag No. 770 appertaining to R.S. Khatian No. 205, being municipal Premises No. 51, S.K. Deb Road 5th Bye Lane, (formerly Premises No. 10/1, S.K. Deb Road thereafter 48/1, S.K. Deb Road 5th Bye Lane) under Ward No. 31, within the area of South Dum Dum Municipality, Police Station - Lake Town, Kolkata - 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a deed of Conveyance dated 22nd day of April, 2014 duly registered in the office of the ADSR Bidhannagar, Salt Lake City and recorded in Book No.I, CD Volume No. 4, pages 4615 to 4632, being no. 01078 for the year 2014.

AND WHEREAS the Pankaj Saha Chowdhury, Malay Kumar Saha Chowdhury, Manjushree Saha Chowdhury, Mala Saha Chowdhury, Sunil Kumar Saha Chowdhury, Shyamali Chowdhury, Sucheta Chowdhury and Sujata Banerjee had sold transferred and conveyed a piece or parcel of bastu land measuring about 7 Cottahs more or less along with RT shed structure measuring about 500 sq. ft. thereon lying and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, comprised R.S. Dag No. 765, 766, 767, appertaining to R.S. Khatian No. 794, being municipal Holding No. 29, Amalangshu Sen Road, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station -

Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a deed of Conveyance dated 30th day of March, 2015 duly registered in the office of the ADSR Bidhannagar, Salt Lake City and recorded in Book No.I, C.D. Volume No. 2, pages 761 to 789, being no. 00758 for the year 2015.

AND WHEREAS the Pankaj Saha Chowdhury, Malay Kumar Saha Chowdhury, Manjushree Saha Chowdhury, Mala Saha Chowdhury, Sunil Kumar Saha Chowdhury, Shyamali Chowdhury, Sucheta Chowdhury and Sujata Banerjee had sold transferred and conveyed a piece or parcel of bastu land measuring about 7 Cottahs more or less along with RT shed structure measuring about 500 sq. ft. thereon lying and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, comprised R.S. Dag No. 769, 768 and 767, appertaining to R.S. Khatian No. 794, being municipal Holding No. 29, Amalangshu Sen Road, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a deed of Conveyance dated 24th day of June, 2015 duly registered in the office of the ADSR Bidhannagar, Salt Lake City and recorded in Book No.I, Volume No. 1504-2015, pages 6070 to 6099, being no. 150401342 for the year 2015.

AND WHEREAS the Dipali Bhattacharya had sold transferred and conveyed a piece or parcel of bastu land measuring about 4 Chittacks 35 sq. ft. out of 14 Chittacks 15 sq. ft. under R.S. Dag No. 773 (P) and another piece or parcel of bastu land measuring about 3 Chittacks 8 sq. ft. out of 9 Chittacks 24 sq. ft. under R.S. Dag No. 771 (P) totaling 7 Chittacks 43 sq. ft. out of 1 Cottah 7 Chittacks 39 sq. ft. lying and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 210, under S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a Bengali Saf Bikray Kobala (Bengali Sale Deed) dated 10th day of December, 2016 duly registered in the office of the DSR –II, Barasat, North 24 Parganas and recorded in Book No. I, being no. 150203961 for the year 2016.

AND WHEREAS the Subash Gayen had sold transferred and conveyed a piece or parcel of bastu land measuring about 716 sq. ft. along with ties shed structure lying and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, under R.S. Dag No. 771 and 773, appertaining to R.S. Khatian No. 207, being municipal Premises No. 20, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048

within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, unto and in favour of M/s L N Multiplex Private Limited by a Deed of Conveyance dated 28th day of July, 2017 duly registered in the office of the ARA -IV, Kolkata and recorded in Book No.I, Volume No. 1904-2017, pages 288792 to 288822, being no. 190407643 for the year 2017.

AND WHEREAS after execution of the above mentioned deeds the said M/s L N Multiplex Private Limited became the sole and absolute owner and seized and possessed of /or otherwise well sufficiently entitled to inter-alia **ALL THAT** piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being Municipal Holding No. 29 Amalangshu Sen Road and being municipal Premises No. 34, Amalangshu Sen Road and another Premises No. 51 and 20, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station - Lake Town, Kolkata - 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas and enjoying the right title and interest thereof free from all sorts of encumbrances which property is more fully and particularly mentioned, described, enumerated,

provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS said M/s L N Multiplex Private Limited recorded its names before South Dum Dum Municipality being Premises No. 34, S.K. Deb Road 5th Bye Lane, being Municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, Kolkata - 700 048 and pay rates and taxes regularly to the concerned authority.

AND WHEREAS the said M/s L N Multiplex Private Limited the landowner herein desirous to develop **ALL THAT** piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and another two Premises No. 51 and 20 S.K. Deb Road 5th Bye Lane and being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station - Lake Town, Kolkata - 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

The Owner/1st part have engaged the party of the 2nd part as Builder/Developer for construction and completion of the said building on the said premises and the party of the 2nd part has accepted the said engagement as "Developer" who will construct a multi-storied building on the land of the said premises in accordance with the building plan duly sanctioned by the Office of South Dum Dum Municipality with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

1. That for the purpose of construction a multi-storied building on the said property detailed in First Schedule below, the Developer shall adopt all procedures and make necessary arrangements to complete the said building as per sanctioned plan from South Dum Dum Municipality at the own cost and expenses of the Developer.
2. That the developer shall construct and complete the building on the land of the said premises and the proposed construction shall be constructed and completed within a period of 7 years from the date of obtaining of sanctioned building plan from the South Dum Dum Municipality whichever is later and owing to unavoidable

circumstances on the part of the developer in completion of the said proposed construction, the said time for completion of the construction may be extended on mutual consent of the parties for another six months.

3. The owners' allocation would be 2 flats measuring about 1000 sq. ft. each totaling 2000 Sqft super built up area on the first floor of the said proposed building along with Rs.10,00,000/- (Rupees Ten Lakh) only refundable money together with undivided proportionate share of land of the said proposed building as which is more fully detailed and specified in **SECOND SCHEDULE** written and rest constructed area of the said proposed building with proportionate share of land shall be regarded to be the allotted portion of the developer which is more fully detailed and specified in **THIRD SCHEDULE**. The developer shall be entitled to dispose of his allotted portion to any intending buyer/buyers for residential/commercial/semi commercial purposes only at his own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration. The developer shall be entitled to execute and register a deed of sale in favour of such intending buyer/buyers under and by virtue of a registered development power of attorney,

which the Owner undertakes to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer.

4. The Owner or its constituted attorney shall put signature after verification on the additional plan and/or other applications and documents as would require to be submitted at the office of the South Dum Dum Municipality in respect to the said property.
5. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the Owner for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the instruction of enjoyment of the building plan for which the Owner shall execute a Development power of attorney in favour of the Developer and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the Owner shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of

proposed building from time to time and Owner or his constituted attorney shall sign on the building plan before submitting the same to the Municipal authority.

6. That the Owner will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the Owner concern for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Third Schedule in the said building but all such power of attorney shall be executed and registered by the Owner concern at the cost and expenses of the developer so that the developer can sale/transfer his allocation with proportionate share of land.
7. That the Owner shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises.
8. That the Owner shall pay all arrear municipal taxes due and payable in respect of the said property as arises till the date of

execution of this agreement. After the completion of the proposed building and handing over possession of the Owner's allocation to the Owner liabilities in this behalf shall be the joint liability of the Owner and developer in proportion to their allocation of the proposed building.

9. That the Owner shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats Owner in the building may be obstructed.
10. That the allocation of the Owner concern and the Developer has been specifically mentioned in Second Schedule and Third Schedule respectively.
11. The Developer shall be entitled to fix its signboard on the said property, for advertisement of sale of flat and inserting in news paper and other advertising media after sanction of the building plan without any objection from the land Owner.
12. The Developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical land

plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The land Owner shall not be liable responsible in any manner whatsoever regarding for the construction materials used by the developer.

13. That the developers have full right to amalgamate the said land with any other adjacent land purchased or entered into a Joint development Agreement or otherwise by the Developer at the expenses of the Developer and Owner and developer mutually agrees to aforesaid amalgamation of the aforesaid land.
14. The Developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the Owner shall have no objection in respect of the same. The

consideration money which ever shall be realized by the developer for the disposal of his allotted portion of the said Building, shall be regarded the income of the developer and the Owner shall not be

liable for such money received by the developer before any

party will steps into the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The Owner undertakes to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

16. The developer and its men, agents, engineers, architects, masons, Labours, contractors will have free access to the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer. The developer hereby agrees to ensure for all sorts of safety and security measures and will be solely responsible for any untoward incidents/accidents, damage, loss caused to or suffered by anybody during the period of construction.
17. That the sale proceeds of the developer's allocation will be considered as consideration of the flats/apartment of the developer and all other expenses incurred by the developer.

18. The parties of the both part have entered into agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint ventures between the Owner concern and developer. Each party shall keep other indemnified from and against the same.
19. The apartments in the said housing project of developer's allocation shall be booked and sale by the developer to the intending purchaser or purchasers for residential/commercial purposes only. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats/ garage/ spaces of the building from the intending purchasers. The Owner shall not be entitled to interfere with and to raise any objection whatsoever thereto.
20. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning, scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration

and conciliation Act 1996 and the rules framed there under for the time being in force.

21. That simultaneously with the execution of this agreement, the Owner shall handover all the original documents relating to the title of the Owner in the said property till the completion of the building to the developer, Thereafter the original documents of the Said Property shall be handed over by the Developer to the syndicate/ committee/ body corporate/ company/ association to be formed under the West Bengal Apartment Ownership Act, 1972 (Association) at the time of handing over of the Project to the Association. The Owner further assures that the said property is free from all encumbrances. From the date of delivery of possession of the apartment, the developer and the Owner of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat Owner or by the Association of the Apartment Owner to be formed.
22. That it is agreed upon that if for any reason the Owner cannot execute and register a Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted

portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the Owner undertakes to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building by joining as vendor in the deed of sale.

23. Notwithstanding anything contained anywhere in this agreement or in any other agreement between the parties, every conditions contained in this agreement or any performance due by the Owner herein shall be strictly subject to realization of any cheque or negotiable instrument provided by the developer herein at post/later date.
24. That the developer shall be liable to deliver actual physical possession of the completed flat as agreed upon herein to the Owner.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza – Dakshindari,

J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and another two Premises being No. 51 and 20 S. K Deb Road, 5th Bye Lane and being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station - Lake Town, Kolkata - 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas Along With all easements rights thereon areas yards ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof and butted and bounded in the manner following:-

ON THE NORTH	:	By 16 ft wide Municipal Road
ON THE SOUTH	:	By Other Land & 12 ft Municipal Road
ON THE EAST	:	By Other Land
ON THE WEST	:	By Other Land

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Allotted portion of the Owner)

ALL THAT 2 (Two) flats measuring about 1000 sq. ft. each totaling 2000 Sqft super built up area on the first floor of the said proposed building along with Rs.10,00,000/- (Rupees Ten Lakh) only refundable money together with undivided proportionate share of land of the said proposed building.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Allotted portions of the Developer)

ALL THAT the entire constructed area of the said proposed building upon said First Schedule property together with proportionate share of land except the Owner's allocation mentioned in Second Schedule.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.

5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. The ultimate roof of the said building will be used by the purchasers commonly.
8. Lift.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(SPECIFICATION)

The General specification of the work for the First Party appended below:-

- STRUCTURE** : R.C.C. frame structure as per specification sanctioned in the Corporation and empanelled structural Engineer of the South Dum Dum Municipality.
- FLOOR FINISH** : All floors will be tiles finished.
- WALL FINISH** : Cement mortar plaster, exterior and interior wall, beam, columns, etc. plaster of Paris framing with standard quality materials to all interior walls.
- TOILET & KITCHEN** : Two taps, one shower, one basin, one white Indian type pan/ western type commode will be provided for each toilet and the floor

will be mosaic finished, wall will be of tiles upto 6' height and the wall will be finished with plaster of paris. On one side kitchen counter with black stone will be provided with approved quality sink.

WINDOWS

: Steel frame with glass panel, window to be provided by the Developer and the window is to be guarded with M.S. Grills at flat Owner own cost as will be assessed by the Developers.

SANITARY

AND

PLUMBING

: Full concealed and P.V.C. pipe lines will be as per corporation approval.

ELECTRICAL POINTS

FITTINGS

: a) Concealed P.V.C. conduits, standard quality copper wire will be provided.

b) Separate meters for all flat Owner as well as for common use will be provided at extra cost to be paid by the flat Owner as will be assessed by the Developers. 1) Bed rooms points, 2) light points, 1 fan points, 5 amp. Plug, ii) living cum dinning, 3 light points. 2 fan points, 5 amp. Plug point and calling bell, iii) kitchen: 2 light points and 5 amp. Plug, iv) toilet: 1 light point and 5amp. Plug.

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. *Imran Kumar Patel*
P-890, Laketown, Block-A,
Kolkata - 700089

For L.N. MULTIPLEX PRIVATE LIMITED

Atikham Patel

Director

2. *Geetanshi Kumar Mondal*
P-17 New City Road
Kolkata - 700023

SIGNATURE OF THE OWNER

Silver Villa Constructions Pvt. Ltd.

Sanjay Kanojia
Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

Uttam Kumar Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,
Room No. 101, 1st Floor,
Kolkata-700014

Enrolment No. F/26/199/07

RECEIPT

The Owner herein have received a sum of Rs.10,00,000/- (Rupees Ten Lakh) only by Cheque from the developer herein.

<u>Date</u>	<u>Cheque no.</u>	<u>Drawn on</u>	<u>Amount</u>
13.07.2022	000446	HDFC, Kalkaji Stephen House	10,00,000/-
		TOTAL	10,00,000/-

(Rupees Ten Lakh) only

WITNESSES:

1. *Arjun Kumar Pat*

2. *Arjun Kumar Pat*

For L.N. MULTIPLEX PRIVATE LIMITED

Abhikant

Director

SIGNATURE OF THE OWNER



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

GRN Details

GRN: 192022230072093111
GRN Date: 13/07/2022 11:55:06
BRN: 1844500351
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 13/07/2022 11:58:13
Payment Ref. No: 2002111475/1/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: SILVER VILLA CONSTRUCTIONS PVT LTD
Address: P890 LAKETOWN BLOCK A KOLKATA 700089
Mobile: 8017222213
Email: silvertilla@rediffmail.com
Contact No: 08017222213
Depositor Status: Others
Query No: 2002111475
Applicant's Name: Mr UTTAM KUMAR SINGH
Identification No: 2002111475/1/2022
Remarks: Sale, Development Agreement or Construction agreement

I- 2852/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002111475/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002111475/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				85042

IN WORDS: EIGHTY FIVE THOUSAND FORTY TWO ONLY.



SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sanjay Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Abh. Kumar</i>	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

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-1504-02852/2022	Date of Registration	13/07/2022
Query No / Year	1504-2002111475/2022	Office where deed is registered	
Query Date	12/07/2022 11:58:33 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
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 : 10,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 5,22,34,263/-		
Rs. 75,031/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 10,021/- (Article:E, E, B)		
	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, Premises No: 34, , Ward No: 031 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-769	RS-794	Bastu	Bastu	9 Katha		1,92,33,930/-	Width of Approach Road: 16 Ft.,
L2	RS-770	RS-205	Bastu	Bastu	2 Katha 13 Chatak 8 Sq Ft		60,34,350/-	Width of Approach Road: 16 Ft.,
L3	RS-765	RS-794	Bastu	Bastu	3 Katha		64,11,310/-	Width of Approach Road: 16 Ft.,
L4	RS-766	RS-794	Bastu	Bastu	2 Katha		42,74,207/-	Width of Approach Road: 16 Ft.,
L5	RS-767	RS-794	Bastu	Bastu	4 Katha		85,48,413/-	Width of Approach Road: 16 Ft.,
L6	RS-768	RS-794	Bastu	Bastu	2 Katha		42,74,207/-	Width of Approach Road: 16 Ft.,
L7	RS-779	RS-210	Bastu	Bastu	14 Chatak 15 Sq Ft		19,14,488/-	Width of Approach Road: 16 Ft.,
L8	RS-771	RS-207	Bastu	Bastu	9 Chatak 24 Sq Ft		12,73,358/-	Width of Approach Road: 16 Ft.,
		TOTAL :			40.1202Dec	0 /-	519,64,263 /-	
		Grand Total :			40.1202Dec	0 /-	519,64,263 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	2,70,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	L N MULTIPLEX PRIVATE LIMITED 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

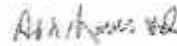
Developer Details :

SI 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

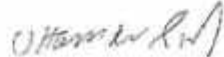
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 13/07/2022, , Admitted by: Self, Date of Admission: 13/07/2022, Place of Admission of Execution: Office			
		Jul 13 2022 12:54PM	LTI 13/07/2022	13/07/2022

403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER -2, FLAT NO. 9H, 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	Name	Photo	Finger Print	Signature
	Shri ABHIRAM DAS Son of Mr Nagen Chandra Das Date of Execution - 13/07/2022, , Admitted by: Self, Date of Admission: 13/07/2022, Place of Admission of Execution: Office			
		Jul 13 2022 12:55PM	LTI 13/07/2022	13/07/2022
	85A, Amalangshu Sen Road, Natun Pally, 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 : L N MULTIPLEX PRIVATE LIMITED (as Director)			

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			
	13/07/2022	13/07/2022	13/07/2022
Identifier Of Shri SANJAY KANSAL, Shri ABHIRAM DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-14.85 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-4.65896 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-4.95 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-3.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-6.6 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-3.3 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.47813 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.983125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	L N MULTIPLEX PRIVATE LIMITED	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1000.00000000 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, Premises No: 34, , Ward No: 031 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:- 769, RS Khatian No:- 794		
L2	RS Plot No:- 770, RS Khatian No:- 205		

L3	RS Plot No:- 765, RS Khatian No:- 794		
L4	RS Plot No:- 766, RS Khatian No:- 794		
L5	RS Plot No:- 767, RS Khatian No:- 794		
L6	RS Plot No:- 768, RS Khatian No:- 794		
L7	RS Plot No:- 779, RS Khatian No:- 210		
L8	RS Plot No:- 771, RS Khatian No:- 207		

On 13-07-2022

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 12:47 hrs on 13-07-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri SANJAY KANSAL ,.

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 5,22,34,263/-

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

Execution is admitted on 13-07-2022 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 13-07-2022 by Shri ABHIRAM DAS, Director, L N MULTIPLEX PRIVATE LIMITED, 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 11:58AM with Govt. Ref. No: 192022230072093111 on 13-07-2022, Amount Rs: 10,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1844500351 on 13-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2737, Amount: Rs.10/-, Date of Purchase: 17/06/2022, Vendor name: Sanowaj Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 11:58AM with Govt. Ref. No: 192022230072093111 on 13-07-2022, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1844500351 on 13-07-2022, Head of Account 0030-02-103-003-02


Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 126506 to 126541
being No 150402852 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.07.14 14:13:49 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/07/14 02:13:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)