

9-13882/22

9/13800/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 101909

Certified that the document is
admitted to registration. The Signature
sheet / sheets & the enclosures
are included in this document.

District Sub-Registrar-III
District of Calcutta, Barasat

23 SEP 2022.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 23rd day of September
2022 (Two Thousand Twenty Two) in the Christian Era;

B E T W E E N

(2)

1. SRI SADANANDA SARKAR [PAN: AMAPS4203R] [AADHAAR NO. 9422 4325 0741] [VOTER CARD NO. WB/20/091/915313] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and 2. SRI PRAMOD ROUT [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] [VOTER CARD NO. 6963737376] — son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the LAND OWNERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successor, executors, administrators, legal representatives and assigns) of the ONE PART;

AND

"S.R CONSTRUCTION" [PAN: ABUFS4541F] a Partnership firm having its' office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely 1. SRI SADANANDA SARKAR [PAN: AMAPS4203R] [AADHAAR NO. 9422 4325 0741] [VOTER CARD NO. WB/20/091/915313] son of Late Nagendra Nath Sarkar,

Sadananda Sarkar

(3)

by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and 2. SRI PRAMOD ROUT [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] [VOTER CARD NO. GGC 3737376] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal hereinafter referred to and called as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' executors, administrators, legal representatives, successor and assigns) of the OTHER PART;

WHEREAS the land owners herein purchased of land measuring an area of 1 cottah 22 sq.ft. be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, Samil Khatian No. 946, R.S. Khatian No. 1093, L.R. Khatian No. 1151 adhin L.R Khatian No. 2304 lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 01650 dated 14.02.2011 registered at A.D.S.R. Bidhannagar (Salt Lake City) and

Sadman Das San-Kan-

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the said deed duly copied in Book No. I, CD Volume No. 3, Pages from 11985 to 12000 for the year 2011.

AND WHEREAS after purchasing aforesaid plot of land the owners herein recorded their names in the B.L & L.R.O vide Khatian No. 3800 (Sri Pramod Rout) & Khatian No. 3801 (Sri Sadananda Sarkar) and convert the nature of land from "Shali to Bastu" from the B.L. & L.R.O. Rajarhat.

AND WHEREAS the land owners herein also purchased of land measuring an area of **2 cottahs 24 sq.ft.** be the same a little more or less comprised in C.S. Dag No. 2846, **R.S. & L.R. Dag No. 3050** under C.S. Khatian No. 677, Samil Khatian No. 946, R.S. Khatian No. 1093, **L.R. Khatian No. 1151** adhin L.R Khatian No. 51 lying and situated at **Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178**, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 03129 dated 14.03.2011 registered at A.D.S.R. Bidhannagar (Salt Lake City) and the said deed duly copied in Book No. I, CD Volume No. 6, Pages from 863 to 877 for the year 2011.

AND WHEREAS after purchasing aforesaid plot of land the land owners herein recorded their names in the B.L & L.R.O vide Khatian No. 3800 (Sri Pramod Rout) & Khatian No. 3801 (Sri Sadananda Sarkar) and convert the nature of land from "Shali to Bastu" from the B.L. & L.R.O. Rajarhat.

AND WHEREAS the land owners herein again purchased land measuring an area of **4 cottahs 20 sq.ft.** be the same a little more or less comprised

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in C.S. Dag No. 2846 & 2847, R.S. & L.R. Dag No. 3050 & 3051 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R. Khatian No. 51 & 1151 lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 152301659 dated 03.02.2021 registered at A.D.S.R. Rajarhat New Town and the said deed duly copied in Book No. I, Volume No. 1523-2021, Pages from 81005 to 81038 for the year 2021.

AND WHEREAS after purchasing aforesaid plot of land owners herein recorded their names in the B.L & L.R.O vide Khatian No. 10314 (Sri Pramod Rout) & Khatian No. 10316 (Sri Sadananda Sarkar) and convert the nature of land from "Shali to Bastu" from the B.L. & L.R.O. Rajarhat.

AND WHEREAS by such way the land owners herein became the absolute owners of total land measuring an area of **7 cottahs 1 chittacks 21 sq.ft.** be the same a little more or less and possess the same free from all encumbrances.

AND WHEREAS now the land owners intend to develop the under first schedule property land measuring an area of **7 cottahs 1 chittacks 21 sq.ft.** be the same a little more or less by raising construction of multi storeyed building in accordance with the sanctioned building plan but due to lack of experience she could not proceed further and finding no other alternative but to decide to

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appoint **DEVELOPER** who will be able to undertake the aforesaid job. The land owners have expressed their desire to construct a multi storied building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the developer herein at the developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below. The developer accepted the proposal of the land owners for construction of the said multi storeyed building at its' own costs and expenses in accordance with the sanctioned building plan.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-

1. **DEFINITION:** unless there is anything repugnant to the subject or context.
 - (a) **LAND OWNERS:** shall mean **SRI PRAMOD RAUT AND SRI SADANANDA SARKAR** and their heirs, executors, administrators and assigns and legal representatives.
 - (b) **AMALGAMATED LAND/AMALGAMATED PROPERTY:** shall mean the said land/or the said property with other surrounding or adjacent land or lands and or properties already acquired and/or so may be acquired by the developer and amalgamated and or adjoined with said land and or said property by the developer in future.

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- (c) **BUILDING:** shall mean multi storeyed building shall be constructed in finished and habitable condition by the developer in accordance with the sanctioned plan.
- (d) **PREMISES:** shall mean the official identity of the collective from or the said land.
- (e) **DEVELOPER:** shall mean "S.R. CONSTRUCTION" and its' representatives, legal heirs, executors, successor, administrators, representatives and assigns.
- (f) **LAND OWNER'S ALLOCATION:** the land owners shall be entitled to get morefully and particularly mentioned in the second schedule of this agreement.
- (g) **DEVELOPER'S ALLOCATION:** the developer's allocation shall mean always mean the rest of the portion of the flat/garage/shop/office etc. with and or all other portion of the building of the said premises as per constructed area along with undivided proportionate share of land and the common areas and facilities of the building and premises after handing over the land owner's allocation to the land owners as fully and particularly mentioned in the third schedule of this development agreement.
- (h) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement

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rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, stair, lift and entrance and exist of the building, installation of the common services, such as power light, water, tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

- (i) **COMMON EXPENSES:** common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
 - (j) **COMMON PURPOSE:** common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.
- 2. This agreement shall be deemed to have been commenced on and with effect from the date, month and year first above written.
 - 3. The land owners do hereby authorise and empower the developer to construct a multi storeyed building on the said plot of land and the land

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owners shall deliver said property to the developer and also hand over title deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the developer and the owner or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the developer does not violate any terms and conditions of this agreement.

4. The developer shall complete the construction of the said multi storeyed building within **36 (Thirty Six) months** from the date of start constructional work. In case of any Natural calamity and unavoidable circumstances which is beyond the control of the developer then the developer shall get a further period of **6 (Six) months** as grace period for completion of the said construction work beyond which no time shall be extended in any case.
5. The developer shall be liberty to negotiate for sale, lease of the only developer allocation with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said multi storeyed building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer think fit and proper and the land owners will at the request of the developer execute and reg-

ister the deed of conveyance or conveyances in respect of the developer allocation.

6. The land owners shall execute a registered development power of attorney after registration of development agreement empowering the developer to execute all such agreement for sale, conveyance for and on behalf of the land owners concerning the developer's allocation exclusively of the said multi storeyed building along with the proportionate share of land in the said premises.
7. The land owners hereby declared and confirmed the developer that they are absolute owners and in khas possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispens and adverse claim, it shall be the sole responsible of the land owners to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the owner to rectify the same within reasonable period.
8. The land owners shall have no right or power to terminate this agree-

ment till the period provided the developer does not violate any of the terms and conditions contained in this agreement.

9. The developer shall at its' own costs construct, erect and complete the said multi storeyed building including the land owner's allocation in accordance with the sanctioned building plan and complying with all rules and regulations of all statutory body or bodies provided the developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.
10. The developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C Consultant and/or contractors whichever as their choice who shall take steps on behalf of the developer from time to time and the developer shall be responsible for making payments to each and every of them. The land owners will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards including any problem of law and order arise during construction then the developer shall have sole responsibilities to solve the same at its' own costs and expenses. It is agreed between the parties that the land owners will have every right to engage various professionals like legal adviser, Architect, R.C.C Consultant of his choice and also land owners shall render good suggestion to the developer so far as the development work is concerned.

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11. The developer shall be authorized by the land owners in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owners will execute in favour of the developer all sorts of papers and documents at the costs of the developer as shall be required by the developer.
12. The developer shall install, erect the building at developer's own costs and expenses including water pump, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtained temporary electric connection shall be arranged and provided for the said building. The land owners shall bear costs and expenses for installation of separate individual electric meter in their flats and also bear of proportionate share of transformer.
13. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the developer and the land owners will have no liability, responsibility in this context to the Architect in any manner whatsoever.
14. The land owners will not do any act, deeds whereby the developer may be prevented from lawful construction and completion of the said building

in the time and sale of their flats/units etc. if the developer will not violate any terms and conditions of this agreement.

15. The land owners do hereby agrees with the developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and it is further agreed that the land owners will be entitled to transfer or otherwise deal with their allocations in the building in the manner as the land owners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the land owners allocation by the land owners.
16. The developer shall have full right to transfer, lease, mortgage and even they can make the registry of their allocated portion to any person or persons at its' own discretion as per terms and conditions of this agreement.
17. It is agreed that in the event of any damage or injury arising out from accidents for carelessness of the developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm

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to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the owner, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

18. That the land owners with or without their architect/architects shall have every right to supervise the construction of their allocation.
19. The developer hereby agrees and covenants with the land owners not to do any act, deed or thing whereby the land owners is prevented from enjoying, selling assigning and/or disposing of any unit or any premises out of the land owner's allocation in the building at the said premises.
20. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its' own costs.
21. Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owners or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as

(14)

to the property during the course of construction, the developer shall bear the responsibility and liability thereof and shall keep the owner, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.

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21. Nothing in these presents shall be constructed as a demise or assignment on conveyance in law of the said premises or any part thereof to the developer by the land owners or so creating any right title or interest in respect of the said unto and in favour of the developer hereto either than the exclusive licence or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as

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stated in the agreement or development so given by the owners to the developer hereof for the purpose mentioned therein.

22. The land owners will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's 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.
23. Any notice required to be given by the land owners to the developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the land owners by the developer.
24. The developer and the land owners will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
25. **THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-**
 - (a) The land on which the building will be constructed with all easements rights and appurtenances to that and building.

(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair, lift and stair ways, entrance, exit and passage.

(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specially provided in the schedule.

26. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
27. That the land owners shall be entitled to use the common areas and facilities with all other Co-owner of the building without hindering or encroaching upon the lawful rights of the other Co-owner, further the owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

RESTRICTION

28. The land owner's allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the

LIQUIDATED DAMAGES AND PENALTY

33. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force major warse conditions i.e flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.
34. In the event of the land owners committing breach on any of the terms and conditions herein contained or compelling the developer to make delay to develop the land, the developer shall be entitled to sue in any court of the law against the owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase of price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall be determined by the Architect of the developer which shall be cross checked by the owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the land owners due to fault of the developer.

THE FIRST SCHEDULE ABOVE REFERRED TO(Description of land)

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 7 (seven) cottahs 1 (one) chittacks 21 (twenty one) sq.ft be the same a little more or less comprised in:-

<u>R.S. & L.R DAG NO.</u>	<u>L.R. KHATIAN NO.</u>	<u>AREA OF LAND</u>
<u>3050</u>	<u>10314</u>	<u>1 cottah 0 chittacks 5 sq.ft</u>
<u>3050</u>	<u>10316</u>	<u>1 cottah 0 chittacks 5 sq.ft</u>
<u>3050</u>	<u>3800</u>	<u>1 cottah 8 chittacks 23 sq.ft</u>
<u>3050</u>	<u>3801</u>	<u>1 cottah 8 chittacks 23 sq.ft</u>
<u>3051</u>	<u>10314</u>	<u>1 cottah 0 chittacks 5 sq.ft</u>
<u>3051</u>	<u>10316</u>	<u>1 cottah 0 chittacks 5 sq.ft</u>

and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas,, within the local limits of Jyangra-Hatiara II No. Gram Panchayet, Previous A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat New Town.

BUTTED AND BOUNDED BY:-

ON THE NORTH : R.S Dag No. 3050.

ON THE SOUTH : 14 feet wide Road.

ON THE EAST : Plot No. 7.

ON THE WEST : Plat No. 8.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATION)

SRI PRAMOD RAUT AND SRI SADANANDA SARKAR the land owners herein shall be entitled to get two 2BHK flats on the "THIRD FLOOR" of proposed multi storeyed building along with proportionate share of common areas, stair, lift other common facilities, connected therewith including the undivided proportionate share of land of the premises morefully and particularly described in the first schedule herein written above.

The developer shall give possession letter to the land owner's according to their allotment as mentioned herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The developer will be provided all parts and portions of the proposed multi storeyed building TOGETHER WITH undivided proportionate share of the land morefully described in the first schedule and common areas and facilities SAVE AND EXCEPT the land owner's allocation as mentioned in the second schedule above referred.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(MATERIAL TO BE USED)

1. STRUCTURE: Building Designed with R.C.C Frame structure rests on

individual column foundation as per structural design approved by the competent Authority.

2. **EXTERNAL WALL:** 8"/5" thick brick wall and plastered with Cement Mortar.
3. **INTERNAL WALL:** 5" or 3" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris.
4. **DOORS:** All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as flash doors. The main door provides lock of standard quality.
5. **WINDOW:** Aluminium window frame with shutter palla fitted by 3 mm thick glass with standard quality Grill.
6. **KITCHEN:** Cooking platform and sink will be black stone and 2'-0" height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** One Indian Type pan make with standard low down cystem plumbing fittings and two C.P Bib-Cock and one shower point in bath with 5' height white Glazed tiles from floor level. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with Septic tank and waster water lines with the drain source. If there is any need of gyzer, extra payment to be borne by the land owners.

8. **W.C:** one english white commode with lowdown PVC cystem, Two C.P Bib-Cocks and 5'-0" hight Glazed tiles (white) to be provided. Apart from above, extra payment to be paid for extra works by the land owners.
9. **WATER :** 24 hours water facility through O.H Tank from the source of Deep tube well-which installed inside the Apartment compound.
10. **FLOORING:** All the Floor are finished with Marble/Tiles with 4" skirting.
11. **GRILL:** Standard quality of Grill shall be fixed at Balcony/ Verandah upto 3'-0" hieght only.

12. **ELECTRIFICATION:**

- BED ROOM**
- 2 (two) light points.
 - 1 (one) fan point.
 - 1 (one) plug point (5AMP).

DINING AND DRAWING ROOM

- 2 (two) light points.
- 1 (one) fan point.
- 1 (one) plug point. (5AMP).
- 1 (one) power plug point (15 AMP).

VERANDAH/BALCONY

- 1 (one) light point.
- 1 (one) plug point. (5AMP).

KITCHEN

- 1 (one) light point.

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- 1 (one) power plug point (15 AMP).

TOILET

- 1 (one) light point.
- 1 (one) exhaust fan point.

CALLING BELL

- 1 (one) calling bell point at the main entrance.

13. PAINTING:

- a) Inside wall of the flat will be plaster of paris and external wall with Snowcem or equivalent.
- b) All door frames and shutter painted with two coats primer.

14. LIFT: 4 passengers lift.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

IN WITNESSES WHEREOF we the aforesaid parties of this agreement have put out respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Pabitra Kumar Das,
Law clerk
Judges court Barasat.

Sadananda Sarkar,

Pramod Sarkar

2. Manoj Kanti Sirdar
Advocate

Signature of the Land owners

Drafted and Prepared By:-



(SRI MANOJ KANTI SIKDER)

Advocate

Barasat Judges' Court.

North 24 Parganas, Barasat.

En.No. WB/334/2001.

Computer Typed By:-

Bidyut Halder
(Bidyut Halder)

Barasat.

S. R. CONSTRUCTION

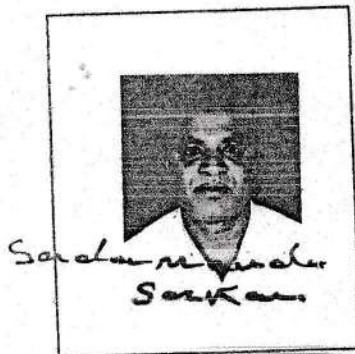
Sadananda Sarkar,
Partner

S. R. CONSTRUCTION

Pramod Sarkar
Partner

Signature of the Developer

(Specimen Form for Ten Finger Prints)



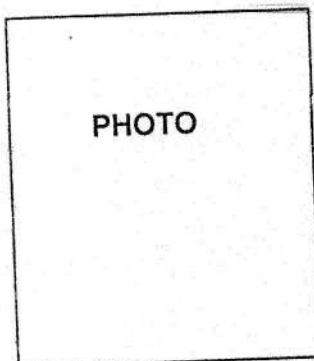
Sardar N. K. Sarker

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



D. J. J. J.

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



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

GRN Details

GRN: 192022230125741441 Payment Mode: Online Payment
GRN Date: 21/09/2022 15:58:41 Bank/Gateway: State Bank of India
BRN : CKU8226508 BRN Date: 21/09/2022 16:00:26
Payment Status: Successful Payment Ref. No: 2002830750/2/2022
[Query No/**/Query Year]

Depositor Details

Depositor's Name: Sadananda Sarkar
Address: Dashadrone Apartment
Mobile: 9830392535
Depositor Status: Buyer/Claimants
Query No: 2002830750
Applicant's Name: Mr Pabitra Kumar Das
Identification No: 2002830750/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002830750/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6020
2	2002830750/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6041

IN WORDS: SIX THOUSAND FORTY ONE ONLY.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/915313

পরিচয় পত্র



Elector's Name : SARKAR SADANANDA

নির্বাচকের নাম : সরকার সদানন্দ

Father/Mother/

Husband's Name : NAGENDRANATH

পিতা/মাতা/স্বামীর নাম : নগেন্দ্রনাথ

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 27

১.১.১৯৯৫-এ বয়স : ২৭

Address PART NO : 0306

JANGRA HATIARA -2NO

NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ৩০৬

জ্যাংড়া হাতিয়ারা-২নং-

উত্তর ২৪ - পর্গানা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.প.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 15/04/95

তারিখ : ১৫/০৪/৯৫


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD **GGC3737376**
 পরিচয় পত্র



Elector's Name Pramod Routh
 নির্বাচকের নাম প্রমোদ রাউত
 Father's Name Basanta Routh
 পিতার নাম বসন্ত রাউত
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2005 36
 ১.১.২০০৫-এ বয়স ৩৬

Address:
 Ashwininagar (Ansha) 14 Rajarhat North 24 Parganas.
 700059

ঠিকানা :
 আশ্বিনীনগর (অংশ) ১৪ রাজারহাট উত্তর ২৪ পরগণা ৭০০০৫৯



Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 91-Rajarhat (SC)
 বিধানসভা নির্বাচন ক্ষেত্র : ৯১-রাজারহাট (সংশিল্পিত জাতি)
 District: North 24 Parganas জেলা : উত্তর ২৪ পরগণা
 Date: 20.07.2005 তারিখ : ২০.০৭.২০০৫

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AFNPR1748C



नाम / NAME

PRAMOD ROUT

पिता का नाम / FATHER'S NAME

BASANTA ROUT

जन्म तिथि / DATE OF BIRTH

02-12-1971

हस्ताक्षर / SIGNATURE

Pramod Rout

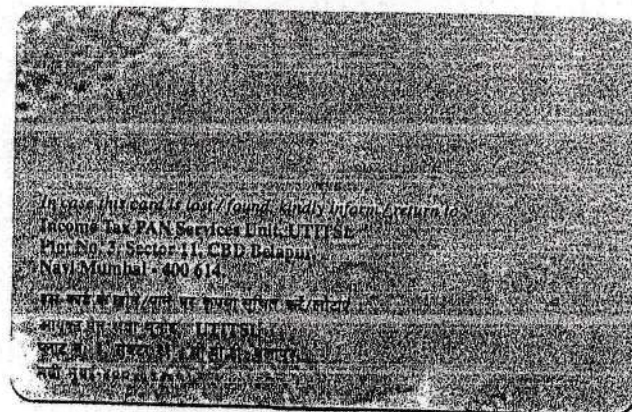
Shahin

आयकर आयुक्त, (सिस्टम & टेक्निकल), कोलकाता

COMMISSIONER OF INCOME-TAX (S.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें।
संबंधित आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical)
P-7,
Chowringhee Square,
Calcutta- 700 069.





Major Information of the Deed

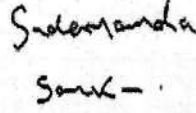
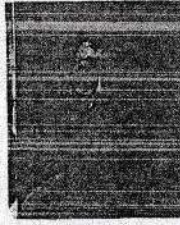
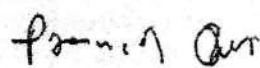
Deed No :	I-1525-13800/2022	Date of Registration	23/09/2022
Query No / Year	1525-2002830750/2022	Office where deed is registered	
Query Date	21/09/2022 9:21:53 AM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pabitra Kumar Das Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830392535, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 56,86,810/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700159

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	LR-3050 (RS :-)	LR-10314	Bastu	Shali	1 Katha 5 Sq Ft	1/-	8,07,469/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-3050 (RS :-)	LR-10316	Bastu	Shali	1 Katha 5 Sq Ft	1/-	8,07,469/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-3050 (RS :-)	LR-3800	Bastu	Shali	1 Katha 8 Chatak 23 Sq Ft	1/-	12,28,467/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L4	LR-3050 (RS :-)	LR-3801	Bastu	Shali	1 Katha 8 Chatak 23 Sq Ft	1/-	12,28,467/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L5	LR-3051 (RS :-)	LR-10314	Bastu	Shali	1 Katha 5 Sq Ft	1/-	8,07,469/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L6	LR-3051 (RS :-)	LR-10316	Bastu	Shali	1 Katha 5 Sq Ft	1/-	8,07,469/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			11.7013Dec	6 /-	56,86,810 /-	
		Grand Total :			11.7013Dec	6 /-	56,86,810 /-	

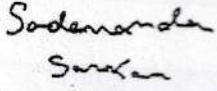
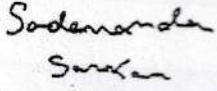
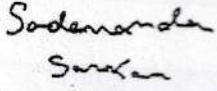
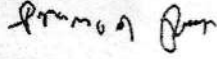
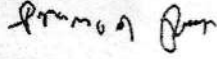
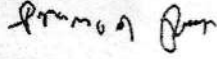
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	23/09/2022	LTI 23/09/2022	23/09/2022	
DASHADRONE APARTMENT, BLOCK-B, 3RD FLOOR, FLAT NO. 8, City:- , P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office				
2	Name Shri PRAMOD ROUT Son of Late BASANTA ROUT Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	23/09/2022	LTI 23/09/2022	23/09/2022	
KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office				

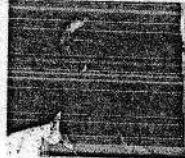
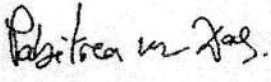
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S R CONSTRUCTION GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SADANANDA SARKAR Son of Late NAGENDRA NATH SARKAR Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 23 2022 2:54PM</td> <td>LTI</td> <td>23/09/2022</td> <td>23/09/2022</td> </tr> </tbody> </table> DASHADRONE APARTMENT, BLOCK- B, 3RD FLOOR, FLAT NO. 8, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Shri SADANANDA SARKAR Son of Late NAGENDRA NATH SARKAR Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office				Sep 23 2022 2:54PM	LTI	23/09/2022	23/09/2022
Name	Photo	Finger Print	Signature										
Shri SADANANDA SARKAR Son of Late NAGENDRA NATH SARKAR Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office													
Sep 23 2022 2:54PM	LTI	23/09/2022	23/09/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 23 2022 2:56PM</td> <td>LTI</td> <td>23/09/2022</td> <td>23/09/2022</td> </tr> </tbody> </table> KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Shri PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office				Sep 23 2022 2:56PM	LTI	23/09/2022	23/09/2022
Name	Photo	Finger Print	Signature										
Shri PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office													
Sep 23 2022 2:56PM	LTI	23/09/2022	23/09/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PABITRA KUMAR DAS Son of Late AMAR KRISHNA DAS BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
23/09/2022	23/09/2022	23/09/2022	23/09/2022

Identifier Of Shri SADANANDA SARKAR, Shri PRAMOD ROUT, Shri SADANANDA SARKAR, Shri PRAMOD ROUT

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Shri PRAMOD ROUT	S R CONSTRUCTION-1.66146 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SADANANDA SARKAR	S R CONSTRUCTION-1.66146 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri PRAMOD ROUT	S R CONSTRUCTION-2.52771 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri SADANANDA SARKAR	S R CONSTRUCTION-2.52771 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri PRAMOD ROUT	S R CONSTRUCTION-1.66146 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri SADANANDA SARKAR	S R CONSTRUCTION-1.66146 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 10314	Owner: প্রমোদ রাউত, Gurdian: বসন্ত রাউত, Address: নিজ , Classification: শালি, Area: 0.03000000 Acre,	Shri PRAMOD ROUT
L2	LR Plot No:- 3050, LR Khatian No:- 10316	Owner: সদানন্দ সরকার, Gurdian: নগেন্দ্রনাথ সরকার, Address: নিজ , Classification: শালি, Area: 0.03000000 Acre,	Shri SADANANDA SARKAR
L3	LR Plot No:- 3050, LR Khatian No:- 3800	Owner: প্রমোদ রাউত, Gurdian: বসন্ত রাউত, Address: কে.ডি-1, অস্থিীনগর, বাগুইআটি, কলি-59 , Classification: শালি, Area: 0.03000000 Acre,	Shri PRAMOD ROUT

4	LR Plot No:- 3050, LR Khatian No:- 3801	Owner:সদানন্দ সরকার, Gurdian:নগেন্দ্রনাথ সরকার, Address:দশদ্রোণ এপার্টমেন্ট,ব্লক-বি, থার্ড ফ্লোর,প্ল্যাট নং-৪,থানা- বাগুইয়াটি,কলি-136, Classification:শালি, Area:0.02000000 Acre,	Shri SADANANDA SARKAR
L5	LR Plot No:- 3051, LR Khatian No:- 10314	Owner:প্রমোদ রাউত, Gurdian:বসন্ত রাউত, Address:নিজ , Classification:শালি,	Shri PRAMOD ROUT
L6	LR Plot No:- 3051, LR Khatian No:- 10316	Owner:সদানন্দ সরকার, Gurdian:নগেন্দ্রনাথ সরকার, Address:নিজ , Classification:শালি,	Shri SADANANDA SARKAR

On 23-09-2022

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 14:40 hrs on 23-09-2022, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri SADANANDA SARKAR , one of the Executants.

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 56,86,810/-

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

Execution is admitted on 23/09/2022 by 1. Shri SADANANDA SARKAR, Son of Late NAGENDRA NATH SARKAR, DASHADRONE APARTMENT, BLOCK-B, 3RD FLOOR, FLAT NO. 8, P.O: R GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Shri PRAMOD ROUT, Son of Late BASANTA ROUT, KD-1, ASWININAGAR, P.O: ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Indetified by Mr PABITRA KUMAR DAS, , , Son of Late AMAR KRISHNA DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-09-2022 by Shri SADANANDA SARKAR, PARTNER, S R CONSTRUCTION (Partnership Firm), GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr PABITRA KUMAR DAS, , , Son of Late AMAR KRISHNA DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-09-2022 by Shri PRAMOD ROUT, PARTNER, S R CONSTRUCTION (Partnership Firm), GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr PABITRA KUMAR DAS, , , Son of Late AMAR KRISHNA DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 4:00PM with Govt. Ref. No: 192022230125741441 on 21-09-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU8226508 on 21-09-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-,
by online = Rs 6,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4880, Amount: Rs.1,000/-, Date of Purchase: 20/09/2022, Vendor name: Tapas Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2022 4:00PM with Govt. Ref. No: 192022230125741441 on 21-09-2022, Amount Rs: 6,020/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKU8226508 on 21-09-2022, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1525-2022, Page from 358145 to 358186

being No 152513800 for the year 2022.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2022.09.23 15:10:50 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2022/09/23 03:10:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)