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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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29/3/23

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Justified that the document is a valid
to registration. The Signatory Sheet has
been submitted. The document is to
be registered as the deed of the document.

Assistant Director, Sub-Registrar
Date: 29/03/2023

29 MAR 2023

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this 29th day of March
in the Christian Era Two Thousand Twenty Three (2023).

AMBERDEB CONSTRUCTION LLP

[Signature]
Partner

1676
 24/3/23
 J. Manuwarthy s/o.
 From Army.
 महिसेल घाट पोस्टाळ कार्यालय
 विदर्भ व. वि. व. व. कार्यालय
 कोल्हापूर २२

वि
 रजिस्टार नाम श्री सुप्रभा पाठ.
 पुराणीत नाम वाराणसी
 दि ति नमर 27-FEB-2023
 पोस्टाळ कार्यालय ठिकाण
 कोल्हापूर नगर पोस्ट कार्यालय
 कोल्हापूर जिल्हा

500000

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Buddhadeb Munkhraj
 No 11 S.K. Munkhraj
 Vill - Kalitala
 P.O - U.L. Narayanpur
 P.S - Raichigh
 Dist - 24 P.S (5)
 743354



[Signature]
 Addl. District Sub-Registrar
 Coimbatore, Dum Dum

29 MAR 2023

BETWEEN

1. SMT. **BULU CHAKRABORTY**, (PAN: AYRPC2788G), (Aadhar No. 860421981565), Wife of Late Anup Kumar Chakraborty, by Occupation - Housewife, 2. **SRI AMARTYA CHAKRABORTY**, (PAN: ASYPC3329G), (Aadhar No:433555058940), son of Late Anup Kumar Chakraborty, by occupation Service, 3. **SRI SANAT CHAKRABARTI @ SRI SANAT KUMAR CHAKRABORTY** (PAN: ANHPC6245M), (Aadhar No.344314278251) son of Late Sudhangshu Sekhar Chakraborty, by Occupation - Retired. All residing at 15/4, Boral Para Lane, Kolkata -700036, P.O. & P.S. Baranagar. All by Nationality - Indian, All by faith Hindu, hereinafter referred to as the **VENDORS/LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

AMBERDEB CONSTRUCTION LL.P (PAN: ABZFA47SSR), a body corporate under the Limited Liability Partnership Act, 2008 (6 of 2009) having its Registered Office at 41/1/1, Joy Narayan Banerjee Lane, Ground floor, P.S. & P.O. Baranagar, Kolkata - 700 036, represented by its designated partners 1. **SRI DEBRAJ MUKHERJEE** (PAN: AOIPM5515J) son of Late Kalyan Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28/8 Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, 2. **MRS. BHAVANA BHALLA** (PAN: AEPPBS232C) (AADHAAR:52250511 2573), Daughter of Late Surendra Kumar Bhalla, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 5 No. Circus Row, P.O. Circus Avenue, P.S. Benia Pukur, Kolkata - 700 017, hereinafter jointly called and referred to as the "**DEVELOPER**" [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successors-in-office, successors-in-interest and/or permitted assigns] of the **SECOND PART**;

WHEREAS one Late Digambar Chakraborty was the owner of ALL THAT piece and parcel of bastu land measuring about 5 cottah 11 chittaks More or less comprised in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.142, Premises No.15, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas

within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum and became well seized and possessed of the same.

AND WHEREAS the said Late Digambar Chakraborty by a Bengali Deed of Gift dated 8th Poush, Year 1284 gifted the aforesaid property in favour of his daughter-in-law Smt. Raj Kumari Devi and delivered peaceful possession in her favour. The said Smt. Raj Kumari Devi died intestate leaving behind her surviving, Sri Gopal Chandra Chakraborty, as her only legal heir and survivor in respect of the said property.

AND WHEREAS after obtaining the aforesaid property by way of inheritance, the said Late Gopal Chandra Chakraborty had been possessing and enjoying the aforesaid property without any objection and/or interruption by constructing a dwelling unit thereon. The said Late Gopal Chandra Chakraborty died intestate leaving behind his four sons, Sri Ras Behari Chakraborty, Sri Binod Behari Chakraborty, Sri Kunja Behari Chakraborty and Sri Charu Charit Chakraborty respectively as his only surviving legal heirs and successors in respect of the said property, The Wife of Gopal Chandra Chakraborty predeceased him. After the demise of said Late Gopal Chandra Chakraborty, his said legal heirs and successors became the joint owners of the said property by way of inheritance each having undivided 1/4th share of the same.

AND WHEREAS the said Ras Behari Chakraborty died intestate leaving behind him Smt. Subasini Devi, Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty, his wife and sons respectively, as his only surviving legal heirs and successors in respect of the aforesaid undivided 1/4th share in the said property.

AND WHEREAS by a Deed of Partition dated 16th January, 1934 which is registered at Sub Register, Cossipore Dumdum vide Book no.1, Volume No.2, Pages from 288 to 293, being No.53 for the year 1934, As per Partition Deed, the aforesaid Smt. Subhasini Devi, Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty(minor) became the owner of ALL THAT demarcated 1/4th share of the aforesaid land measuring 01 (one) cottah 06 (six) chittacks 30 (thirty) sq. ft. comprised in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.142, J.L. No.05, Re. Sa. No.06, Khatian No.1437, Dag

No.6527, Premises No. 14(now 15/3 & 15/4), Boral Para Lane, Police Station Baranagar, District - North 24 Parganas within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum and became the joint owners of the said property each having undivided 1/3rd share of the same .

AND WHEREAS the said Smt. Subhasini Devi died intestate leaving behind her surviving Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property. Upon her death her undivided 1/3rd share devolved upon the surviving legal heirs.

AND WHEREAS by a Deed of Partition Book No.1, Volume No.82, Pages 12 to 15, being No.4111 dated 29.05.1973 duly registered before the A.D.S.R.O., Cossipore Dum Dum, between Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty. The said Sudhangsu Sekhar Chakraborty became the exclusive owner of ALL THAT demarcated 1/2 share of the aforesaid total land that is measuring 13 (thirteen) chittacks more or less comprised in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.142, J.L. No.05, Re. Sa. No.06, Khatian No.1437, Dag No.6527, and mutated as Premises No.15/4, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas (more fully described in the First Schedule hereunder written) within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum

AND WHEREAS by a Deed of Gift dated 20.04.1983 duly registered before the Office of the Addl. District Registrar, Barasat and recorded in Book No.1, Volume No.22, pages 60 to 65 being No.1083 for the Year 1983 the said Sudhangsu Sekhar Chakraborty gifted the aforesaid property in favour of his two sons Sri Sanjay Kumar Chakraborty and Sri Anup Kumar Chakraborty who became the joint and undivided owner in respect of the said land each having 1/2 share thereof.

AND WHEREAS the said Sri Anup Kumar Chakraborty died intestate as on 05.05.2013 and upon his death his wife and son namely Smt.Bulu Chakraborty and Sri Amartya Chakraborty hereof became the joint owner in respect of the 50% sharer of the said land (more fully described in the First Schedule hereunder written). and had been occupying & enjoying the said property as lawfully seized & well possessed as the sole owner without

any encumbrances and objections whatsoever from any quarter with the absolute right to sale, mortgage, transfer, devolution etc., and had been paying all the relevant statutory rates & taxes from time to time.

AND WHEREAS on the other hand said Sanat Kumar Chakraborty is the lawful owner of the abovemention mentioned 50% share of land.

AND WHEREAS The Vendors/Land Owners is now desirous of developing the said land measuring 13 (thirteen) chittacks more or less by constructing a multi - storied building as per building plan to be sanctioned by the Baranagar Municipality but the Vendor/Land Owner due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi- storied building thereat in accordance with the building plan is in the look out for a responsible and reputable Promoter/Developer/Builder/Contractor in conjunction with the Vendors/Land Owners.

AND WHEREAS the within named Developer having come to know the intention of the Vendor/Land Owner approached and requested Vendor/Land Owner to allow the said Developer to construct the proposed Multi-storied building over the said land and being thus approached by the Developer the Vendor/Land Owner have agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

AND WHEREAS the aforesaid present owners are intended to get construction of a multi- storied building making with a plan sanctioned by the Baranagar Municipality at the said land and property comprising of several flats but owing the paucity of fund and lack of experiences and knowledge they fail to materials the same.

AND WHEREAS the aforesaid present owners approached the aforesaid Developer to construct a multi- storied building which contents several self- contained flats on the aforesaid plot of land which is particularly mentioned in the First Schedule below and also materialize their desire for ownership and possession of a portion of the total constructed area of the proposed building for their own residential as absolute owners thereof together with

undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities with belong to the Developer at its disposal for commercial exploitation.

AND WHEREAS after mutual discussions caused between the Present Owners and the Developer, the Developer accepted the proposal to implement the said housing project subject to the terms and conditions as appearing hereunder:-

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

1. That the request of the owners, the Developer has agreed to undertake a scheme of Development of the said bastu land and may amalgamated beside plot without any objection of present owners, by rising and constructing multi-storied new residential building thereon containing self-contained flats or apartments or spaces as may be sanctioned by the Baranagar Municipality. After completion of the construction of the proposed new building Owner's Allocation shall mean the constructed area of the said Building so to be constructed in accordance with the plan so to be Sanctioned by Baranagar Municipality receivable by the owner as consideration for the construction and for transferring the constructed area of the said Building receivable by the Developer/Promoter against the construction cost borne by Developer along with the proportionate share of land in favour of Developer and /or their nominee/ nominees and /or intending purchaser nominated by the Developer. It is agreed by and between the parties that the Developer will as consideration to the owners and/or the owner will receive as consideration from the Developer. That the Owner Nos. 1 and 2 shall be entitled to get/obtain as consideration one self contained flat measuring about 545 sq ft cover area including proportionate stair and lift) of the First Floor on the North-West side, complete in all respect consisting of Two Bed rooms, Puja Room, dining, kitchen, 1(one) toilet and Balcony and Owner No. 3 shall be entitled to

get/obtain as consideration one self contained flat measuring about 400 sq ft cover area (including proportionate stair and lift) of the Ground Floor on the East side, complete in all respect consisting of Two Bed rooms, kitchen, 1(one) toilet., properly mentioned in the Second Schedule

This is the Owner's Allocation. The Developer (Developer's Allocation) shall be entitled to get rest all flats and spaces of the said premises of newly constructed building that will be the Developers' allocation.

2. That the owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer for the construction of the proposed new building to the Developer as and when the Developer will advice to the owners only after providing a proper shifting upon mutual consent. The owners will not raised any objection for amalgamation with the beside plots of land for multi-storied building.

3. The owners shall supply the original Deeds, Documents, papers in respect of the land and property mentioned in the First Schedule hereunder written at the time of execution of this agreement.

4. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sale, transfer convey in favour of the intending purchaser alongwith proportionate undivided share of interest in the land beneath the newly constructed building at the costs and expenses of the Developer or intending flat occupiers/purchasers whenever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developers against such sale in regard to the developer's allocation.

5. That the Owners and the Developers have agreed upon the specifications of constructions of the proposed new building hereafter referred to as "Construction Specifications" as morefully and particularly described in the Second Schedule written hereinbelow.

6. That subject to the provisions of these presents the owners hereby grant to the Developers exclusive rights to build upon and construct a multi-storied building in or upon the vacant land comprised in the said premises in accordance with the plan of the construction as may be permitted and

sanctioned by the Baranagar Municipality and/or other competent authorities.

7. That the Developer shall be entitled to vary and/or modify the said plan or construction, subject to sanction of such modified plan.

8. That all applications, plan and other requisite documents as may be prepared by the Developer for the purpose of sanction of the plan shall be signed and submitted by the owners to the Developer for processing.

9. That the Developer shall remain liable to incur all cost and expenses for the purpose as detailed in clause (5 and 6) hereinabove.

10. That the Owner's part from receiving her allocated portions of the proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and the facilities provided therein, as set out in Third schedule hereinbelow.

11. That save the area allocated to the owners, the Developer shall have the exclusive rights to deal with the remaining constructed area or portion i.e. except owner's Allocation of the proposed building its rights to all common areas and facilities provided in the said building and shall have the right to enter into any agreement with prospective flat occupiers as may be chosen and selected by the Developer, for transfer, sale, grant lease of the portion of the building for or a such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

12. That with the execution of these present the owners shall remain liable to execute and register Power-of-Attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, purpose the sanction of the plan of the construction of the building represents the owners before all authorities for sanction of the plan, submit application on behalf of the owners for procuring the building materials and/or otherwise to pursue to full the above objectives.

13. That the owners shall also authorize by the proposed registered power of Attorney to do all other acts, and things at the instance of the Developer whenever necessary to obtain any other requisite permission of authority or sanction of the Government, public or any statutory body as may be required for the construction of the proposed building Provided that the Developers shall bear all costs and expenses for all such documents, letter, papers memorandum etc. small deposit requisite fees, whenever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Vendor for the same.

14. That the owners shall at the request of Developer, execute of such documents, papers memorandum and deeds in furtherance of these presents which the Developer may require from the owners for smooth and expeditious construction of the proposed building, use an occupation thereof.

15. That prior to actual construction work is taken up in hand by the Developer, the owners undertake to make put a good and marketable title to the said premises, free from all encumbrances, charges, claims, demands, liabilities, liens and lispence or attachments or whatsoever kind or nature of the building.

16. That the owners hereby agree that they shall not do anything in regard to the said property whereby the Developers to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner and whatsoever.

17. That regarding question of right title and interest in respect of the aforesaid and below schedule property that it will be liability of the herein mentioned owners to get right title and perfected in any question hereto relating to the schedule mentioned property in relation to owners arises. The developers shall bear the expenses or perfecting of such right title and interest of the owners if at all the question arises and such expenses then will be by the owners or deducted from the owner's allocation as per market price.

18. That the developer shall handover the owner's allocation of the Multi-storied building mentioned before in this Deed on or before the expiry 30 (Thirty months) from the date of Sanction Plan as well as vacant possession mentioned in the First Schedule hereunder written by the owners.

19. The Developer hereby undertake that if they fail to complete the said project in stipulated time of the 30 (Thirty months) from the date of Sanction Plan of Land mentioned in the first schedule hereunder written by the owners due to natural calamity, Act of God or local disturbances, then the owners may at their option extend six(6) months the time on mutual understanding. Even if not completed within above time then Sri Sanat Kumar Chakraborty will get accommodation compensation till handed over the new flat.

20. The Developer hereby agrees that it shall keep the owners indemnified and themselves against all third party claims or actions arising out of any act or omission on the part of the Developer, its agent, men or labours during the construction of the proposed building.

21. That it is hereby agreed by between the parties that name of the constructed residential building shall be chosen by the Developer.

22. That the owners and developers have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a partnership business or joint venture and/or Developer and the Owners or developer shall constitute an association of persons.

23. That it is also hereby clearly understood by and between the parties hereto that the Owners at any time during the construction of the proposed building, shall have right to oversee the work of construction and/or to inspect the construction and/or the material used in the said construction PROVIDED ALWAYS that the Developer constructs the building as per sanction plan confirming to the construction specifications as set out in the third schedule written hereinbelow.

24. That the Developer shall carry total construction work of the building at their own costs and will take the sale proceeds of Developers' allocation exclusively.

25. Booking from intending Purchaser for Developer's allocation will be taken by the Developer and the agreement with the intending Purchaser will be signed in firm's own name on behalf of the Owners as per Registered Power of Attorney Holder.

26. The selling rate of the Developer's allocation will be fixed by the Developer without any permission or consultation with the Owners. The Profit and loss, earned from the project will be entirely received or borne by the developer and no amount will be adjusted from the Owner's allocation on accounts or loss or vice versa on account of profit from Developers' allocation.

27. Developer is empowered to collect consideration money from the sale of Developers' allocation from the intending Purchaser/Purchasers and issue money receipt in firm's own name, and moreover take advance and full and final consideration from the intending purchasers for Developers' allocation only.

28. In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer advance money converting Developers' allocation shall be in the name of the Owners for which purpose of the Owners undertake to give the Developers' agent, a Registered General Power of Attorney in a form and manner required by the Developers. It being understood, the such dealing shall not in any manner fasten or create any financial liability upon the Owners.

29. The Developer shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

30. That it is hereby declared by the parties to this agreement that, First Schedule refers to the Owner's land and existing building and Premises also and the Second Schedule herein refers to proposed construction to be constructed by the Developer according to the sanctioned plan to be obtained by the Developer. If owners want to do any extra job/install that will be charged.

31. That the Owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer to demolish the same

for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old bricks, doors, windows and other old building materials. It is provided that the Developer shall arrange a suitable accommodation upon mutual discussion for one(1) for Bulu Chakraborty and Amartya Chakraborty till handed over the new owner's allocation Flat in one place and Developer also will bear the expenses for the same for till handed over the newly constructed flat and after arrangement of accommodation the vacant possession shall be delivered by owners.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT piece and parcel of Bastu land, measuring about measuring 13 (thirteen) chittacks more or less along with 20 year old 500 sq ft cement flooring one storied building lying and situated in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.142, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S./ L.R. Khatian No.6175, R.S.Dag No.6527, L.R. Dag No. 9691, Premises No.15/4, Boral Para Lane, Police Station Baranagar, Kolkata-700036, District - North 24 Parganas, in the local limits of Baranagar Municipality, Ward No. 34, Holding No.328 and municipal premises No.15/4, Boral Para Lane, Kolkata-700036, P.S. Baranagar, District North 24-Parganas, under revenue jurisdiction of A.D.S.R Cossipore, DumDum, North 24-Parganas, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH	:	H/o Tapan Roy
ON THE SOUTH	:	Other property;
ON THE EAST	:	H/o Ashok Chakraborty & ors
ON THE WEST	:	12 foot Boral Para Lane

SECOND SCHEDULE ABOVE REFERRED TO**(Owner's allocation)**

That the Owner Nos. 1 and 2 shall be entitled to get/obtain as consideration one self contained flat measuring about 545 sq ft cover area (including proportionate stair and lift) of the First Floor on the North- West side, complete in all respect consisting of Two Bed rooms, Puja Room, dining, kitchen, 1(one) toilet and Balcony and Owner No. 3 shall be entitled to get/obtain as consideration one self contained flat measuring about 400 sq ft cover area (including proportionate stair and lift) of the Ground Floor on the East side, complete in all respect consisting of Two Bed rooms, kitchen, 1(one) toilet

After handing over the possession from the Developer, the Owners will make Partition Deed or Gift Deed among themselves and this Owner's Allocation will take effect from the date of execution of Partition Deed or Gift Deed .

. This is the owners Allocation.

THIRD SCHEDULE ABOVE REFERRED TO**(Developer's Allocation)**

The developer shall be entitled to remaining total constructed area the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, posses, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

FOURTH SCHEDULE ABOVE REFERRED TO

(Building specification)

It is building of R.C.C. frame structure to be constructed with quality materials. Self-contained flats are located in each floor to suit the requirements of individual flat Owner, wide staircase with wide landings situate in the building. Each flat will be designed for ample free flow of light and air.

A. FOUNDATION:

RCC Foundation and framed structure for plain multi-storied with Lift.

B. FLOORS :

All floors and balcony will be finished with marble and with 4" skirting.

C. TOILET:

Floor of the Toilet will be provided marble and 6 Ft. height of the all walls will erect by Glaze tiles and also white commode) and one P.V.C. Door and 1 (one) Shower 2 (Two) Tap .

D. KITCHEN:

Kitchen will have one steel sink with tap and one tap under Sink and blackstone table and two side 3 Ft. glaze tiles & floor will be Marble

E. WINDOWS :

All windows will be made of Steel frame with glass fitting pallah Cover with iron grill.

F. DOORS :

Frame and door of good quality Flush Door(Solid).

G. ELECTRICAL WIRING :

All wiring will be concealed and adequate outlet sockets will be provided and Room 5 point, bath Room 2 point, Drawing Room 4 point,

balcony 1 point, will be given in the said flat including two 15 Amp plug point.

H. INTERIOR WALL COATS :

All the interior walls will be finished with a coat of Putty.

I. BRICK WORKS :

All exterior brick work 5" thick and interior brick work 5"/3" thick with bricks of approved quality.

J. ELECTRIC METER :

Installation of Electric Meter will be extra charges.

K. MAINTENANCE :

For over all maintenance of the building the developer advises the owner of flats to be a member of Association will in advance against nominal subscription. The activity of the said Association will effect after taking possession of the flat and it will be controlled by members only.

L. OUTER WALL COATS:

All the outer walls will be finished with a Weather coat of Colour.

M. BOUNDARY WALL:

Boundary wall's height should be 3 Feet and main gate will be 3 Feet .

FIFTH SCHEDULE ABOVE REFERRED TO

(Other facilities)

1. Toilet-cum-bath will have one shower one tap and Indian type. All fittings and water pipes will be made up of P.V.C.
2. Kitchen will have one black stone and one tap. Wash basin will be provided in the dining space with a tap.
3. Two light points, one fan, one plug point and one tube point will be at bed room. One light and exhaust Fan points be at toilet. Two light points, one fan point, one refrigerator and one T.V. Plug Point (15 Amp) will be at dining space, one light and one Plug point at verandah.

4. The light for top floor, staircase and the open spaces around the ground floor will be given to all flat owner for common use only.

SIXTH SCHEDULE ABOVE REFERRED

(Maintenance)

The flat owner may form an association and the actual maintenance, which include sweepers, electric charges for common areas like staircase light, building external light, common light, pump set motors etc. will be borne by Association.

1. Staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Water pump, water tank, water pipes and others common pump installation.
4. Electrical Wiring, Meters and Fittings (excluding those as are installed for any particular unit).
5. Drainage and sewerages/septic tank.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as specific by the Developers expressing to be the common portions after construction of the proposed building.



IN WITNESS WHEREOF the parties hereto put their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of :

1. Soumitra Sen
6. old post office
KOL-700001

2. Bharat Halder
10K S Raj Road
KOL-1

Sahat Chakraborty
Amartya Chakraborty
Dulu Chakraborty

OWNERS

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata in the presence of :

1. Bharat Halder

2. Soumitra Sen

AMBERDEB CONSTRUCTION LLP
Bharat Halder
(Partner)

AMBERDEB CONSTRUCTION LLP
Dulu Chakraborty
(Partner)
DEVELOPER

Drafted by :-

Goutam Chakraborty
GOUTAM CHAKRABORTY

Advocate, High Court Calcutta
Reg No. WB/1415/1999



SPECIMEN FORM FOR TEN FINGER PRINTS (F-1)

Signature of the
enrollee: Vinod
Deviyani
Pawar

Vinod Charabordi



					L H
					R H

Balu Charabordi



					L H
					R H

Amartha Charabordi



					L H
					R H

SPECIMEN FORM FOR TEN FINGER PRINTING (C)

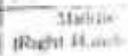
Signature of the
executants/Vendors
/Developers/
Presentants

Bhawana Ashalla



Debjit Dinesh



 Little	 Ring	 Middle (Left Hand)	 Index	 Thumb	L H
					R H
 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
 Little	 Ring	 Middle (Left Hand)	 Index	 Thumb	
 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
 Little	 Ring	 Middle (Left Hand)	 Index	 Thumb	
 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	



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



192022230352516248

GRN Details

GRN:	192022230352516248	Payment Mode:	SBI Epay
GRN Date:	28/03/2023 21:38:53	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	7617015757536	BRN Date:	28/03/2023 21:39:25
Gateway Ref ID:	0634124747	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	280320232035251623	Payment Init. Date:	28/03/2023 21:38:53
Payment Status:	Successful	Payment Ref. No:	2000778802/3/2023

[Query No*/Query Year]

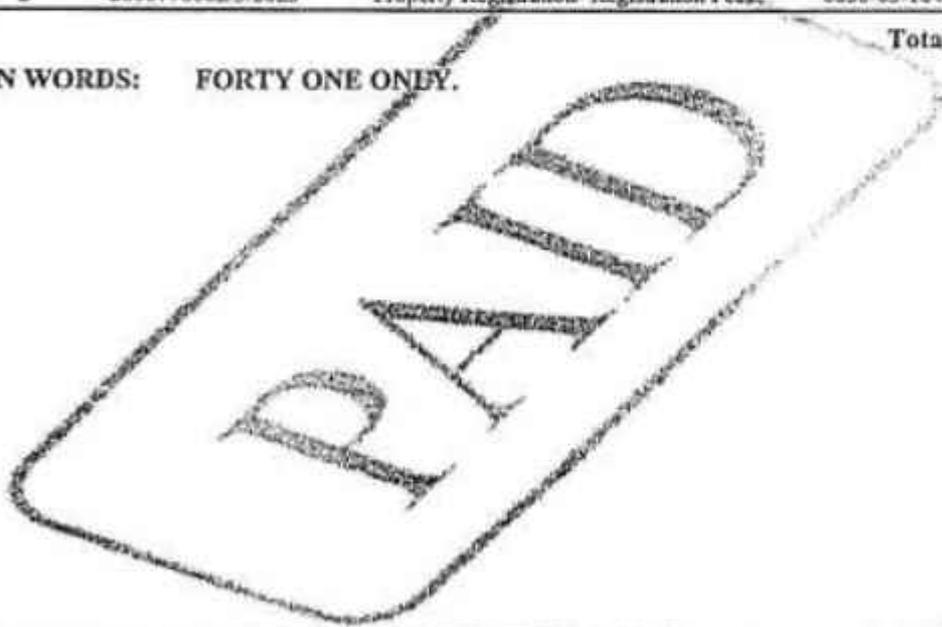
Depositor Details

Depositor's Name: Mr GOUTAM CHAKRABORTY
 Address: H C
 Mobile: 9433222175
 Period From (dd/mm/yyyy): 28/03/2023
 Period To (dd/mm/yyyy): 28/03/2023
 Payment Ref ID: 2000778802/3/2023
 Dept Ref ID/DRN: 2000778802/3/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000778802/3/2023	Property Registration Stamp duty	0030-02-103-003-02	20
2	2000778802/3/2023	Property Registration- Registration Fees.	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.



Major Information of the Deed

Deed No	I-1506-03212/2023		Date of Registration	29/03/2023
Query No / Year	1506-2000778802/2023	Office where deed is registered		
Query Date	23/03/2023 12:57:54 PM	A.D.S.R COSSIPORE DUMDUM, District: North 24-Parganas		
Applicant Name, Address & Other Details	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
Set Forth value	Rs. 2/-		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stamp duty Paid (SD)	Rs. 5,020/- (Article:48(g))		Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Rs. 11,53,124/-	
			Registration Fee Paid	
			Rs. 21/- (Article:E, E)	

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15/4, , Ward No: 34, Holding No:328 JI No: 5, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9691 (RS :-6527)	LR-6175	Bastu	Bastu	13 Chatak	1/-	8,40,937/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					1.3406Dec	1/-	8,40,937 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,12,187/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,12,187 /-	

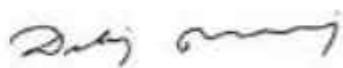
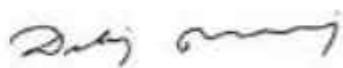
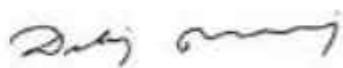
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Smt BULU CHAKRABORTY Wife of Late ANUP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Bulu Chakraborty</i></p>
<p>15/4, BORAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx8G, Aadhaar No: 86xxxxxxxx1565, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				
2	<p>Mr AMARTYA CHAKRABORTY Son of Late ANUP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Amartya Chakraborty</i></p>
<p>15/4, BORAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx9G, Aadhaar No: 43xxxxxxxx8940, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				
3	<p>Mr SANAT CHAKRABARTI, (Alias: Mr SANAT KUMAR CHAKRABORTY) Son of Late SUDHANGSHU SEKHAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Sanat Chakraborty</i></p>
<p>15/4, BORAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx5M, Aadhaar No: 34xxxxxxxx8251, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				

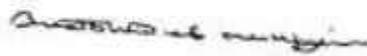
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	AMBERDEB CONSTRUCTION LLP 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: ABxxxxxx8R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)</td> <td>Mar 29 2023 12:34PM</td> <td>LTI 29/03/2023</td> <td>29/03/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office				28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)	Mar 29 2023 12:34PM	LTI 29/03/2023	29/03/2023
Name	Photo	Finger Print	Signature										
Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office													
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>5 NO CIRCUS ROW, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2C, Aadhaar No: 52xxxxxxx2573 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)</td> <td>Mar 29 2023 12:35PM</td> <td>LTI 29/03/2023</td> <td>29/03/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office				5 NO CIRCUS ROW, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2C, Aadhaar No: 52xxxxxxx2573 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)	Mar 29 2023 12:35PM	LTI 29/03/2023	29/03/2023
Name	Photo	Finger Print	Signature										
Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office													
5 NO CIRCUS ROW, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2C, Aadhaar No: 52xxxxxxx2573 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)	Mar 29 2023 12:35PM	LTI 29/03/2023	29/03/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BUDDHADEB MUKHERJEE Son of Late S K MUKHERJEE KALITALA, City:- , P.O:- UL NARAYANPUR, P.S:-Raidighi, District:-South 24-Parganas, West Bengal, India, PIN:- 743354			
	29/03/2023	29/03/2023	29/03/2023
Identifier Of Smt BULU CHAKRABORTY, Mr AMARTYA CHAKRABORTY, Mr SANAT CHAKRABARTI, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt BULU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.446875 Dec
2	Mr AMARTYA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.446875 Dec
3	Mr SANAT CHAKRABARTI	AMBERDEB CONSTRUCTION LLP-0.446875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt BULU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-166.66666700 Sq Ft
2	Mr AMARTYA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-166.66666700 Sq Ft
3	Mr SANAT CHAKRABARTI	AMBERDEB CONSTRUCTION LLP-166.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar,
Premises No: 15/4, Ward No: 34, Holding No:328 JI No: 5, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9691, LR Khatian No:- 6175		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150603212 / 2023

On 29-03-2023

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.

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

Presented for registration at 11:59 hrs on 29-03-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBRAJ MUKHERJEE .

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 11,53,124/-

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

Execution is admitted on 29/03/2023 by 1. Smt BULU CHAKRABORTY, Wife of Late ANUP KUMAR CHAKRABORTY, 15/4, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 2. Mr AMARTYA CHAKRABORTY, Son of Late ANUP KUMAR CHAKRABORTY, 15/4, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 3. Mr SANAT CHAKRABARTI, Alias Mr SANAT KUMAR CHAKRABORTY, Son of Late SUDHANGSHU SEKHAR CHAKRABORTY, 15/4, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person

Identified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-03-2023 by Mr DEBRAJ MUKHERJEE, Designated partner, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-03-2023 by Mrs BHAVANA BHALLA, Designated partner, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 9:39PM with Govt. Ref. No: 192022230352516248 on 28-03-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 7617015757536 on 28-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1676, Amount: Rs.5,000.00/-, Date of Purchase: 24/03/2023, Vendor name: S Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2023 9:39PM with Govt. Ref. No: 192022230352516248 on 28-03-2023, Amount Rs: 20/-, Bank: SBI
EPay (SBiePay), Ref. No. 7817015757536 on 28-03-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 96772 to 96799
being No 150603212 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.03.30 11:26:43 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/03/30 11:26:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP

[Signature]
Partner

(This document is digitally signed.)