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certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Saidah

11 AUG 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the ^{7th} Day of August, Two Thousand and Seventeen (2017) BETWEEN SRI SURAJIT BASU, son of Late Sunil Krishna Basu, by faith- Hindu, by occupation-Business, having PAN-AQYPB0010B, residing at 19, Tara Sankar Sarani, Kolkata-700037, Police Station- Tara, Post Office- Belgachia, hereinafter called and referred to as the OWNER/ FIRST PARTY (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his

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(Satyajit B
ADDITION,
OFFICE OF
West Beng,

Subodh K. Ghosh
Rita Ghosh
Advocate
Sealdah Civil Court
KOL-14
F-38-22/98

A. D. S. R. SEALDAH
- 9 AVE 2017
Dist- South 24 Parganas

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Subodh K. Ghosh

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VCT-I



Subodh K. Ghosh



29 MAR 2017
Issue Date: 2017
L No-285, Rs
17A, Mitra Gosh Street, Kol-97
P. K. DAS
GOVT. LICENSED STAMP VENDOR

M. L. SHAW
NOTARY
REGN. No. - 85/07
GOVT. OF W.B.
KOLKATA

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heirs, successors, executors, administrators, legal representatives and/ or assigns) of the ONE PART:

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M/S. B. L. PROJECT & INFRASTRUCTURES, a partnership firm, having PAN- AALFB0210G, having its registered office at 37K/1, Raja Manindra Road, Kolkata-700 037, Police Station- Tala, represented through its partners (1) SRI MINTU DAS, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700037, Police Station- Tala, (2) SRI DEBABRATA CHAKRABORTY, son of Late Amal Bikushi Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700 037, Police Station- Tala, hereinafter called and referred to as the DEVELOPER/ SECOND PARTY (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its partners, successors-in-office, heirs, administrators, legal representatives and/ or assigns) of the OTHER PART;

WHEREAS by and under an Indenture Dated 5th Day of September, 1940 made and executed by and between The Trustees For The Improvement Of Calcutta, a body corporate constituted by the Calcutta Improvement Act, 1911, therein referred to as the One Part and one Banku Behary Ghosh, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Sealdah and recorded therein in Book no. 1, Volume no. 46, pages from 24 to 26, Being no. 2044 for the year 1940, the said The Trustees For The Improvement Of Calcutta at and for the valuable consideration as mentioned therein sold, conveyed, transferred, assured and

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 - 9 Aug 2017
 Dist.-South 24 Parganas

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confirmed ALL THAT piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft, be the same a little more or less, situate lying at and being Plot no. 67 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpore Open Space formed out of premises nos. 52, Khetal Ghosh Lane and 1, North Tallah Lane, Police Station- Chitpore, which morefully described in the Schedule thereunder, hereinafter called as the "said property", written unto and in favour of said Banku Behary Ghosh.

AND WHEREAS after purchase as aforesaid while said Banku Behary Ghosh being the sole and absolute owner seized and possessed the said property, by and under a Deed of Sale in Bengali Script dated 14th August, 1959 made and executed by and between the said Banku Behary Ghosh, therein referred to as the Vendor (Kobala Data) and (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4) Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu, jointly referred to the Purchaser (Kobala Grahita) therein and duly registered with the office of the Sub-Registrar at Sealdah and recorded therein in Book no. 1, Volume no. 43, pages from 81 to 36, Being no. 1964 for the year 1959, at and for the valuable consideration as mentioned therein, the said Banku Behary Ghosh sold, conveyed, transferred, assured and confirmed said property being ALL THAT piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft, be the same a little more or less, situate lying at and being Plot no. 67 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpore Open Space formed out of premises nos. 52, Khetal Ghosh Lane and 1, North Tallah Lane, Police Station- Chitpore, which morefully described in the schedule thereunder written unto and in favour of said (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4)

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Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu jointly free from all encumbrances and forever.

AND WHEREAS after purchase as aforesaid, the said (1) Jatindra Nath Basu, (2) Sachindra Nath Basu, (3) Sunil Krishna Basu, (4) Sudhindra Nath Basu, (5) Samarendra Nath Basu and (6) Subodh Kumar Basu, jointly being the joint owners in respect of the said property having undivided and un-demarcated $1/6^{\text{th}}$ share each, recorded their names jointly with the records of the Kolkata Municipal Corporation by causing due mutation and subsequently the said property has been distinguished, renumbered and renowned as premises no. 19, Tara Sankar Sarani, Kolkata-700 037 under Assessee no. 110052400260, which morefully described in the Schedule "A" hereunder written and hereinafter referred to as the "said premises".

AND WHEREAS the said Jatindra Nath Basu, being one of the co-owners having $1/6^{\text{th}}$ undivided and un-demarcate share over the said premises, while during his life time seized and possessed the same with his five sons i.e. the other co-owners of the premises, made and published his last Will and Testament dated 18th Day of April, 1977 and thereby said Jatindra Nath Basu relinquished and bequeathed his said undivided and un-demarcated share over the said premises unto and in favour of his eldest son Sachindra Nath Basu, including other provisions as directed and stipulated therein and appointed said Sachindra Nath Basu as the Executor of the said Will with a provision that Dipak Basu, the son of Sachindra Nath Basu will act as a Executor of the said Will in case of death of Sachindra Nath Basu or if the said Sachindra Nath Basu refuse to act as the Executor of the said Will.

AND WHEREAS said Sachindra Nath Basu, being one of the co-owners having undivided and un-demarcated $1/6^{\text{th}}$ share over the said premises, died intestate on 11.02.1999 leaving behind him, his widow

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Smt. Basanti Basu, three sons namely Swapan Basu, Dipak Basu and Chanchal Basu and only daughter Smt. Sipra Adhikari as his legal heirs and successors, who upon the death of said Sachindra Nath Basu jointly inherited his estate and became the joint owners thereof.

AND WHEREAS said Jatindra Nath Basu died on 28.12.1980 and said Dipak Basu, son of Sachindra Nath Basu, being the Executor appointed under the said Will applied for probate of the said last Will and Testament dated 18.04.1977 and the Ld. Seventh Court of the Additional District Judge at Alipore was pleased to grant Probate of the said Will on 11th September, 2001 in O.S. case no. 11 of 1985 and accordingly the undivided and un-demarcated 1/6th share of said Jatindra Nath Basu over the said premises devolved upon the said Swapan Basu, Dipak Basu, Chanchal Basu and Smt. Sipra Adhikary, being the wife, sons and daughter of said Sachindra Nath Basu as directed and indicated in the said last Will and Testament dated 18.04.1977 of Jatindra Nath Basu.

AND WHEREAS by and under a Deed of Gift dated 20th February, 2015 duly registered with the office of the Additional District Sub-Registrar at Sealdah and recorded therein in Book no. 1, CD Volume no. 2, Pages from 2412 to 2436, Being no. 00633 for the year 2015, the said Smt. Sipra Adhikary, out of her natural love and affection towards her brother said Sri Chanchal Basu, gifted transferred assigned and assured her undivided and un-demarcated 1/30th share over the "A" scheduled property unto and in favour of said Sri Chanchal Basu.

AND WHEREAS said Smt. Basanti Basu died intestate on 24.05.2015 leaving behind her, her said three sons namely Swapan Basu, Dipak Basu and Chanchal Basu and only daughter Smt. Sipra Adhikary, as her legal heirs and successors, who upon the death of

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Smt. Basanti Basu jointly inherited her estate and became the joint owners thereof having their respective share each.

AND WHEREAS the said Sunil Krishna Basu, being one of the co-owners having 1/6th undivided and un-demarcate share over the said premises, while during his life time seized and possessed the same with the other co-owners of the premises, made and published his last Will and Testament dated 17th May, 1999 and thereby said Sunil Krishna Basu relinquished and bequeathed his said undivided and un-demarcated share over the said premises unto and in favour of his only son Surajit Basu, including other provisions as directed and stipulated therein and appointed said Sri Samiran Das and Smt. Chanda Das as the Executor and Executrix of the said Will with a provision that Samiran Das and in case of death of said Samiran Das his wife said Smt. Chanda Das can get probate of the said Will.

AND WHEREAS said Sunil Krishna Das died on 04.11.2000 and on his demise, the said Samiran Das being the Executor appointed under the said Will applied for probate of the said Will and the Id. District Delegate at Sealdah was pleased to grant probate on 18th Day of August, 2001 of the said last Will and Testament dated 17.05.1999 of Sunil Krishna Basu and accordingly the undivided 1/6th share of Sunil Krishna Basu devolved upon his only son Sri Surajit Basu, the Owner/ First Party herein.

AND WHEREAS said Subodh Kumar Basu also died intestate on 19.04.2006 leaving behind him, his wife Smt. Samira Basu, two daughters namely (1) Smt. Shukla Chowdhury and (2) Smt. Sampa Banerjee and only son Sri Sudipta Basu, the Owners herein, as his legal heirs and successors, who upon the demise of said Subodh Kumar Basu jointly inherited his estate and became the joint co-owners of undivided and un-demarcated 1/6th share of the said premises.

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AND WHEREAS the said Samarendra Nath Basu also died intestate on 19.04.2005 leaving behind him, his widow Smt. Mamata Basu, only son Sri Avishek Basu and only daughter Smt. Soma Dasgupta being his legal heirs and successors, who jointly upon the death of said Samarendra Nath Basu inherited his estate and become the joint co-owners having undivided and un-demarcated 1/6th share over the said premises.

AND WHEREAS the said Sudhindra Kumar Basu, being one of the co-owners seized and possessed of and/ or otherwise well and sufficiently entitled to ALL THAT undivided and un-demarcated 1/6th share over the said premises.

AND WHEREAS thus the Owner/ First Party herein being one of the co-owners seized and possessed of and/ or otherwise well and sufficiently entitled to ALL THAT piece and parcel of undivided and un-demarcated 1/6th share or interest over the entire premises being premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala, which morefully described in the Schedule "B" hereunder written.

AND WHEREAS the Land Owner/ First Party herein having not enough resources financial as well as technical are unable to undertake the project of development of their aforesaid property and have approached to the Developer/other part to develop the property and raise a multi-storied building with several flats, car parking space, shops etc comprised therein in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with right to enter into development agreement/ agreements with the other co-owners of the said premises on the terms and conditions as the Developer will think fit and proper.

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AND WHEREAS the Land Owners of the one part have made the following representations to the Developer/ other part:-

- (i) The Land Owner is the co-owner with regards to 1/6th share of Municipal premises 19, Tara Shankar Sarani, Kolkata-700037, Police Station- Chitpore now Tala having Assessee no. 110052400260, under KMC ward no. 005, which morefully described in the Schedule "B" hereunder written and hereinafter referred to as the "said premises".
- (ii) The Scheduled property is free from all encumbrances, charges, mortgage, lien, lispendents, attachments, claims and demands whatsoever.
- (iii) The Land Owner is in absolute possession of all deeds and documents pertaining to their marketable title of the Scheduled premises.
- (iv) That the Land Owner shall pay and clear all municipal rates and taxes in respect of the said premises up to the date of this agreement with regards to their share.
- (v) That the said premises are not affected by any alignment, notice of acquisition and/or requisition by the Government.

AND WHEREAS the party of the other part/ Developer believing the aforesaid representations of the parties of the one part as true and genuine, the parties hereto desire to reach the Development agreement in respect of the Schedule property hereinafter written on the terms, conditions and stipulations hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

01. Whereas the Land Owner / first party shall do and/ or engage the said **M/S. B. L. PROJECT & INFRASTRUCTURES**, a partnership
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firm, having PAN- AALFB0210G, having its registered office at 73/1, Indra Biswas Road, Kolkata-700 037, Police Station- Tala, represented through its partners (1) SRI MINTU DAS, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700 037, Police Station- Tala, (2) SRI DEBABRATA CHAKRABORTY, son of Sri Amal Bikash Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700 037, Police Station- Tala, as the developer to undertake the said construction work on the said premises under certain terms and condition.

02. That the Land Owner shall be entitled to get 1/5th of the 50% sanctioned F.A.R. from the Kolkata Municipal Corporation and a non refundable sum of Rs.4,00,000/- (Rupees Four Lac) only towards owner's allocation which is morefully described in the Schedule "C" hereunder written.
03. That the Developer has already paid the said sum of Rs.4,00,000/- (Rupees Four Lac) only to the owner herein which the owners doth hereby acknowledge the same by an Accountable receipt issued by the owners themselves as appearing in the memo written herein below towards non-refundable/ non adjustable/ forfeit/ profit amount
04. That the developer shall keep in deposit with the owners herein the sum of Rs.6,00,000/- (Rupees Six Lac) only towards refundable/ adjustable/ security deposit amount amongst which the sum of Rs.3,00,000/- (Rupees Three Lac) only has paid by the Developer to the Owners/ First Party simultaneously with the execution of these present which the Owners/ First Party doth herein acknowledge by and under an Accountable receipt issued by themselves as appearing in the memo given hereunder and the Developer undertake the pay the said balance sum of

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Rs.3,00,000/- (Rupees Three Lac) only to the Owners at the time of Execution and Registration of General Power of Attorney thereof by the owners in favour of the Developer herein. The owner herein undertake, represent, promise, assure and confirm that they will return the said sum of Rs.6,00,000/- (Rupees Six Lac) only without any interest which they will receive towards refundable/ adjustable/ security deposit amount from the Developer to the Developer in the manner follows:

- a) Rs.4,00,000/- (Rupees Four Lac only) at the time of getting possession of the Owners' Allocation and
- b) Rest Rs,2,00,000/- (Rupees Two Lac) only at the time of handover the copy of C.C. issued by the K.M.C. of the proposed building to the owners.

05. After the execution of this agreement the developer shall be at liberty to prepare or cause to be prepared plan or plans for constructing a multistoried building on the site of the said premises to be approached by the Land Owner by showing demolition of the existing structure standing thereon in the plan/ plans and the Land Owner shall as and when necessary sign such plan or plans and other papers and writings that may be required for the purpose of obtaining sanction of such plan or plans by the developer from The Kolkata Municipal Corporation or obtaining permission from the competent authority.
06. The Developer shall sign and execute all plans, drawings, specification, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required form time to time for all or any permissions, consent or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required form time to time in accordance with law.

07. That with the execution of these presents, the Developer shall also have liberty to enter into Development Agreement/ Agreements with the other co-owners of the said premises on the terms and conditions as the Developer shall think fit and proper.
08. That the developer shall and/ or authorized for demolish the existing structures standing at the said premises at its own, costs, expenses and risks and all old building materials shall be the property of the developer.
09. That the Developer shall have every right and authority to let, give lease and sell the Developer's allocation to any third party/ purchaser as the Developer will think fit and proper.
10. It being expressly agreed that the costs, charges and expenses for obtaining sanction of such plan or plans whatsoever will be borne and paid by the Developer and the Land owner shall not be liable for imbursement of such costs, charges and expenses for obtaining sanction of such plan or plans but the expenses for mutating the name of Land owner as co-owner in respect of the schedule "A" property shall be borne by the Land owner.
10. That the Land Owner shall hand over all original documents of title relating to the said premises no. 19, Tara Shankar Sarani, Kolkata-700037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005 with the execution of the these presents to the Developer to facilitate the construction work and to produce the same before the Kolkata Municipal Corporation, Courts, Tribunals, Banks as and when necessary.
11. That upon receipt of the sanctioned plan the developer herein shall be entitled to develop the said premises by constructing multi-storied building having several self contained flats/ apartments, car parking space, shops etc. and additional floor as desire by the developer.

12. The developer shall arrange and engage at its own risk and cost all the labourers, supervisors and engineers required for the said construction work to complete the said proposed building.
13. In the event of any accident or mishap of any nature during the period of the said construction of the said building, the developer undertakes to face the consequences of any nature there from and is also hereby indemnifying the Land Owner from any loss or damages, claim or responsibility arising out of such accident or mishap.
14. The Developer shall engage licensed building Architect, Engineer and Supervisors for the supervision of the construction work of the said building.
15. The Developer shall arrange at its own risk water and electricity for the construction of the said building.
16. The Developer shall arrange and organize at its own risk and cost all other materials and services required for the purpose of said construction till accomplishment of construction to the satisfaction of relevant concerned parties.
17. That with the execution of these presents Developer is authorized in the name of the owner so far as necessary to apply for obtain quotas entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and the Developer shall obtain at its own risk water and possible drainage connections and other statutory clearances of the said building from the Kolkata Municipal Corporation and other statutory bodies and shall make all the needful arrangement to ensure perfect completion of the said building fit for occupation and human habitation.
18. The Developer at its own risks shall arrange sanction of electricity for the said building and bring electric meters for all apartments and for common use. However all the outstanding and liabilities till the date of signing of this agreement in this

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- regard will be borne by the landlord/ landowner and all charges for the bringing of new meters shall be paid by the individual tenants/ occupants/ Owners proportionately.
19. The Developer shall at its own cost construct the building in or upon the said premises without any hindrance or disturbance by or on behalf of the Land Owner or any person/ persons claiming through or under him. The developer shall ensure that the building shall conform to standard class building material and any structural or construction defects and damages caused thereby shall be the sole responsibility of the developer and will keep the Land Owner indemnified against all losses, claims changes and expenses arising in any eventually.
 20. That the party of the other part/ developer is exclusively empowered and authorized to enter into the premises during demolition and construction and employ any sub-contractor / contractors, labours or masons for the development of the premises.
 21. That the Land Owner shall not in any stage of the construction interfere with the work which shall be carried on by the developer or its contractors, sub-contractors and employees and the developer shall have absolute discretion in this matter and complete demolition and construction and control over the proposed construction.
 22. That first party will execute a General power of Attorney and/ or Development Power of Attorney in favour of the developer to carry out and complete the project as well as to induct tenant/ tenants/ sell out the Developer's allocation at such rate as desire by the Developer in respect of the Developer's allocation.
 23. That the existing tenanted area on the said premises shall be rehabilitating and/ or adjusted from the owner's allocation.
 24. That the construction work shall be completed within 24 (Twenty Four) months from the date of commencement of constructions

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work as per specification given in the Schedule "D" hereunder written. The Construction work would be started within 45 days of getting the plan sanctioned by The Kolkata Municipal Corporation or getting vacant khas possession of the said premises which ever is later. The further grace periods shall be allowed to the Developer for carrying and complete the construction work in the even if, the Developer is prevented from carrying the construction work due to force majeure such as flood, riot, bandh, fire, labour strike etc or any other course as mentioned hereinafter.

25. That the owner herein undertake, promise, assure and confirm that the owner shall handover the peaceful vacant khas possession of the "A" Scheduled property to the Developer for carrying on the proposed construction work within 30 days from the date of making Development Agreement or issue Power of Attorney or as and when the Developer shall ask for, which ever is earlier.
26. That the Developer will provide 2BHK flat for the Owner/ First Party herein for his temporary accommodation and shifting during the period of construction of the proposed building and the costs of said shifting shall be borne by the Developer..
27. That the Developer shall be at liberty and entitled to dispose/sale/ let-out of its allocated area at the said newly proposed building to the intending Tenants/Lessees/ purchasers and to take advance/ part payment/ entire consideration money/ premiums from those intending Tenants/ Lessees/ Purchasers and to execute and register proper Deed of Documents/ Deed of Lease/ Deed of Conveyance in their favour and wherein the Land Owners shall join as a party, as Confirming Party/ Lessor/ Vendor, as the case may be, Developer as Developer, as the case may be.

28. The owner hereby agrees and covenants with the developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/ or disposing of the any of the Developer's allocation and/ or selecting the person in whose favour the developer shall sell/ transfer the developer's allocation.
29. The owner hereby agree and covenants with the Developer not to let out grant, lease, mortgage, encumber, and/ or charges the said plot of land or premises or any portion thereof till the purpose of this agreement is fully satisfied.
30. That the owner undertakes, promises, assures and confirms that during the continuance of this agreement the owner shall not enter into any Development or Sale agreement with the third party with regards to the said premises or any part thereof.
31. The land owner shall not be entitled to claim any amount of sale proceed of the Developer's allocated portion mentioned above and nor shall be entitled to claim any aforesaid amount of sale proceeds from intending purchaser or purchasers of Developer's allocated portion received by the Developer herein. The land owner shall have common right over the land passage, open space, landing etc. with the developer and/ or with the intending purchaser/ purchasers of the flat/ unit under developer's allocated portion.
32. The land owner shall not be entitled to claim any other portion or portions of the constructed and covered area of the proposed multi storied building other than the land owner's allocated portion mentioned in the "C" SCHEUDLE hereunder written.
33. That the owner herein represents, promise, assure, undertakes and confirm that he will pay and bear the proportionate share or expenses of municipal rates and taxes, common expenses with regards to the owner's allocation on and from the date of getting possession of the owner's allocation as stated hereinbefore.

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34. The Developer shall be entitled to fix the sign board on the said property for advertisement and insertions in news papers and any other advertising media and both the parties herein jointly shall select a name of the new multistoried building.
35. That in case of death of the owner herein, the legal heirs and/ or legal representatives of the deceased owner will be bound to construct and execute to the developer a fresh power of attorney on the same terms and conditions without changes of the any terms and conditions or demands mentioned in these presents.
36. That the owner further undertakes, promises, assures and confirms not to file any suit intentionally against the developer which will obstruct the developer from the carrying out the job of construction. If the suit filed by owner intentionally against the developer and for that reasons the construction work is delayed and/ or stopped, in that event developer entitled to claim cost of construction carried out by the Developer upto the date of stop work also entitled to additional compensation which assessed by or registered valuer to be appointed by the Developer.
37. That the owner herein shall pay and bear the municipal rates & taxes and other out goings of the premises upto the date of execution of these presents and the developer shall pay and bear the costs of recording the name of the owners herein by causing due mutation with records of the Kolkata Municipal Corporation as one of the co-owners of the premises and the Developer shall pay and bear the municipal rates & taxes and other out goings of the premises on and from the date of execution of these presents till completion of the proposed building.
38. That in the event of any disputes or differences arises between the parties arising out of the instant agreement or its interpretations, the same shall be referred to single member arbitration by common consent of both the part and the award passed by the said arbitrator shall be final and binding upon the

- parties and the Kolkata courts shall have alone jurisdiction and venue of such arbitration shall be at Kolkata.
39. That falling any terms by the developer as agreed in these presents, the owner shall have right to cancel the development Agreement and General power of Attorney forthwith, and also holding the Developer liable for damages and other legal consequences.
 40. That the Developer shall provide two bed room flat towards temporary shifting of the owners during the period of construction till handing over the owners' allocation to the owners.
 41. That it is agreed by and between the parties that the ultimate roof shall be common.
 42. That jurisdiction of the litigation would be Hon'ble Court at Calcutta and other Competent Courts of law.

SCHEDULE "A" ABOVE REFERRED TO:

(Entire Property/ Premises)

ALL THAT piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft, be the same a little more or less, togetherwith one residential building having 2000 Sq. Ft. of constructed area standing thereon, situate lying at and being Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005, being butted and bounded in the manner following

ON THE NORTH : Khelat Babu Lane
ON THE SOUTH : Tarasankar Sarani
ON THE EAST : 18A, Tarasankar Sarani
ON THE WEST : 20, Tarasankar Sarani

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SCHEDULE "B" ABOVE REFERRED TO:

(Owner's Right/ Share over the Premises)

ALL THAT undivided and un-demarcated 900 Sq. Ft. of land being the undivided and un-demarcated 1/6th share out of 6 Cottahs 9 Chittaks and 9 Sq. Ft. of land and undivided and un-demarcated 333.33 Sq. Ft. of structure being the 1/6th share out of 2000 Sq. Ft. of structure, situate lying at and being part or portion of Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala i.e. the part of "A" scheduled property.

SCHEDULE "C" ABOVE REFERRED TO:

That the Land Owners/ First Party herein jointly entitled to get 1/5th of the 50% sanctioned F.A.R. from the Kolkata Municipal Corporation in form of residential flat on the South-East Front side of the Third Floor and one car parking space of the proposed building and the Owners shall not claim any further constructed area or amount from the Developer's Allocation.

The rest constructed area of the proposed newly constructed building shall be treated as Developer's Allocation.

SCHEDULE - ABOVE REFERRED TO :

SPECIFICATION OF BUILDING

1. **BUILDING:**

Total R.C.C. frame structure including decorative elevation as per architectural design. Proper anti-termite treatment in foundation is to be done as per manufacturer's specification.

2. **BRICK WORK IN SUPER STRUCTURE:**

- a) Peripheral Brick work 200 thick with 1:5 mortar, curing to be done properly.

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- b) Internal Brick work 125 mm thick at flat to flat partition and 75 mm internal walls, wire mesh will be applied in 75 mm thick brick work in each three layers with 1:4 mortar. Bricks are to be soaked before laying.

Inside wall plaster 12 mm thick average over brick work (1:5 mortar) and 6 mm thick average over concrete surface.

Out side plaster 19 mm thick with (1:5) mortar

(all cement work to be cured properly).

3. **FLOORING:**

- a) Crazy mosaic at Car Parking Space.
b) Flooring in flat good quality white marble at floors and in toilets and kitchen Ceramic tiles mat finish. In the stair, landings etc. with Marble (2'x2' in size).
c) Crazy mosaic at top roof over chemically treated water proof roof.

4. **DOOR FRAME :**

- a) Main door frame Sal Wood (125 x 75 mm) with eye hole.
b) Other door frame (100 x 62.5 mm).

5. **DOOR SHUTTER :**

- a) Main Door shutter C.P. Tick wood make duly polished 1 No. Godrej Lock, 1 No. Tower bolt (Stain less steel/Aluminum) (10"). 2 Nos. handle, 1 No. buffer, 1 No. stopper and one eye glass at main door.
b) All other Door will be 32 mm thick Hot Pressed Phenol Bonded both side painted and fitted with one tower bolt, one lock, 1 No. buffer and stopper.

Wooden Moulding beads will be jammed at all doors.

6. **WINDOW**

- a) Wooden/aluminum window with frosted glass pane at windows.
- b) M.S. fabricated Griss. at window (inside), balcony railing to be made of R.C.C. finished with marble top, and stair railing (moulded wooden) as per design approved by the architect.

7. **LIFT :**

One 5 passenger's lift of OTIS or equivalent standard Company will be provided.

8. **STAIR CASE :**

Stair Case shall be finished with standard M.S. railing with good quality synthetic batten over the hand rail.

9. **ELECTRICALS :**

- a) All concealed Electrical lines (Havells/Finolex) wire, Modular switch/Crabtree or similar No. of switch.
- b) Bed room - 2 light point, 1 Fan Point, 15 Amp. Plug at Main Board, T.V. 1 Tel, 1 int. com. In master bed room.
- c) Liv/Din - 3 Light point, 2 F, 1 - 15 amp. 1-5 amp. 1-T.V. 1 Tel. 1 int. com. One A/c. point in one flat.
- d) Toilet - 2 light point (1 at Basin) 1 - ex. Fan. 1 - Geyser point at toilets.
- e) Kitchen - 2 - Light point 1 Aqu pt. (5 amp) 1 mixie (15 amp), 1 Ex. (5 amp), 1 Chimney.
1 No. calling bell pt., at Balcony 1-L, 1-5 amp. One at passage inside flat one DB & CKB for each flat. Light points in common areas court yards main gate roof/terrace.

10. **SANITARY & PLUMBING :**

- a) All toilets and kitchens will be concealed CPVC/PRR/G.I. water line as per design.

Contd...

- b) Glazed tiles of reputed brand (Kajoria/Somani/Johnson) will be up to door high level.
- c) One European type commode including commode seat and cover (Parry/Hind-ware) P-trap at each toilet with P.V.C. L.D. cistern (Parry/Slimline).
All tapes will be chromium plated of reputed brand (ESSCO) or equivalent.
- d) 1 No. Ceramic Basin (Parry/Hind-ware) 20" x 16" at each toilet.
- e) 1 No. Pillar cock at Basin, 1 No. cock at hot & cold shower (attached).
- f) Wall mixer at toilet, 1 No. hand jet at commode side, 1 No. overhead shower, 1 No. Mirror, 1 Towel Rod, 1 soap tray will be at each toilet.

11. **PAINTING :**

Inside of the flat finished with POP, All door and M.S. work will be finished with Synthetic enamel paint.

Out side of the building finished with weather court paint.

12. **KITCHEN :**

- a) Granite top kitchen counter (Black) with Black stone shelves under counter, 3'-0" glazed tiles over the counter.
One standard Granite sink at counter, one No. sink cock over sink, one No. cock under sink.
- b) Overhead Reservoir (R.C.C.) underground Reservoir (R.C.C.) Septic tank (Brick made) if required will as per design or architect. One pump for lifting water.
One caretaker room and common toilet in the ground floor to be constructed.

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

SIGNED SEALED AND DELIVERED

By the parties in the presence of

WITNESSES :-

1. *Brajati Basu.*
19, Tara Soukha Basu
Cet-37.

Swajit Basu.

(Signature of Land Owner)

B.L. PROJECT & INFRASTRUCTURES

[Signature]

Partner

B.L. PROJECT & INFRASTRUCTURES

[Signature]

Partner

(Signature of Developer)

Drafted & Prepared by me:

M.L. Shaw

M. L. Shaw, Advocate.
Room no. 301, Sealdah Court
Kolkata-700 014.

WB/502/1985

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201718-005397077-1

Payment Mode Online Payment

Date: 08/08/2017 21:20:08

Bank : Punjab National Bank

AN : 103048106

BRN Date: 08/08/2017 09:19:09

DEPOSITOR'S DETAILS

Id No. : 18051000268607/7/2017

[Tender Number]

Name : MINTU DAS

Contact No. :

Mobile No. : +91 8820080611

E-mail : goutamnath1985@gmail.com

Address : 731 INDRA BISWAS ROAD KOLKATA 700 037

Applicant Name : Mr Rita Shaw

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	18051000268607/7/2017	Property Registration- Stamp duty	0030-02-100-000-02	7001
2	18051000268607/7/2017	Property Registration- Registration Fees	0030-03-104-001-18	10021
Total				17042

In Words : Rupees Seventeen Thousand Forty Two only

PERMANENT ACCOUNT NUMBER
AEV9D2843R

THE NAME
MINTUDAS

THE NEW PARTIAL NAME
NAIDUAL DMS

DATE OF BIRTH
21-02-1999

EXPIRES
LATER THAN 18:11H

REPRODUCTION OF INFORMATION IS PROHIBITED

Handwritten signature: Mintudas



Handwritten signature: Mintudas





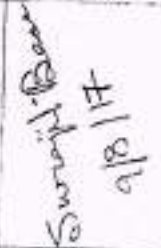





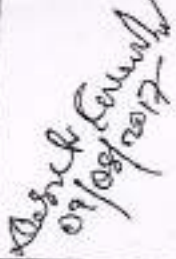
Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000268607/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Surajit Basu 19, Tara Shankar Sarani, P.O:- Belgachia, P.S:- Tala, Kolkata, District:- South 24-Parganas West Bengal, India, PIN - 700037	Land Lord		2057 	 18/11/17
2	Shri Mintu Das 49B, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700037	Represent ative of Developer [M's B L Project No Infrastruct ures]		2047 	 18/11/17
3	Shri Debabrata Chakroborty 50/1C., Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700037	Represent ative of Developer [M's B L Project No Infrastruct ures]		2043 	 18/11/17



ELECTION COMMISSION OF INDIA

भारतीय निर्वाचन आयोग

IDENTITY CARD

WB / 22 / 183 / 430640

चरित्र पत्र



Elector's Name निर्वाचक का नाम	Das Nitin दास निती
Father/Mother Husband's Name पिता/माता का नाम पति का नाम	Babul बाबुल
Sex लिंग	M पुरुष
Age as on 1.1.1995 1.1.1995 का उम्र	32 32

Address
490 Indra Bhanu Road, Chitpur, Cuttack.

Post
Post Office: Cuttack, District: Khurda

Electoral Registration Officer
Bhubaneswar

For 160-BELGACHIA (WEST)
Assembly Constituency
160-बेलगछिया (पश्चिम)
संसदीय क्षेत्र का

Place	Cuttack
दिनांक	कटक
Date	25.08.99
दिनांक	25.08.99

I.L. PROJECT & INFRASTRUCTURE

Partner



B.L. PROJECT & INFRASTRUCTURE

A handwritten signature in black ink, appearing to be 'Chaitan' or similar, written in a cursive style.

Partner

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20139/489709

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name Debabrata Chakraborty

নির্বাচকের নাম দেবব্রত চক্রবর্তী

Father's Name Anil Bikash Chakraborty

পিতার নাম অনিল বিকাশ চক্রবর্তী

Sex M

লিঙ্গ পুঁ

Age as on 1.1.2006 30

১.১.২০০৬ এ বয়স ৩০

Signature

Abbas Fawaz

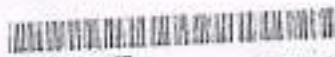




ভারত সরকার
 Unique Identification Authority of India
 Government of India

এনআর আইডি / Enrollment No. 1040/20409/72909

১৬
 Surajit Basu
 সুজিত বাসু
 2nd FLOOR
 19 TARASHANKAR SARANI
 Belgachia
 Beliaghata, Kolkata
 West Bengal - 700017



KL908931191FT
 90893119



আপনার আধার সংখ্যা / Your Aadhaar No. :

2189 4757 7039

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



সুজিত বাসু
 Surajit Basu
 পিতা - সুবিষ্ণু বাসু
 Father - Subhishnu Basu

জন্ম তারিখ / DOB: 14/04/1961
 লিঙ্গ / Male

2189 4757 7039



আধার - সাধারণ মানুষের অধিকার

Surajit Basu



তথ্য

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

• আধার সারা দেশে মান্য।

• এখানে ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

• Aadhaar is valid throughout the country.

• Aadhaar will be helpful in availing Government and Non-Government services in future.



সংসদ, পল্লী প্রশাসন
কেন্দ্রের মাঝে, কলকাতা
কেন্দ্রের মাঝে, কলকাতা, পল্লী প্রশাসন

সংসদ, পল্লী প্রশাসন
কেন্দ্রের মাঝে, কলকাতা
কেন্দ্রের মাঝে, কলকাতা, পল্লী প্রশাসন

Address: 2nd FLOOR, 18
TARASHANAR SARANI
Bolgacha, Kolkata
Belgachia, West Bengal
700037

2189 4757 7039



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURAJIT BASU
SUNIL KRISHNA BASU

14/04/1961
Permanent Account Number

AQYPB0010B

Signature



Surajit Basu

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, CIT (P),
Mahesh, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यदि कार्ड खोया/पुनः प्राप्त हुआ, कृपया सूचित करें/वापस करें।
आयकर पैन सेवाएँ इकाई, सीटी (पी),
महेश, सेक्टर 11, सीडी बेलपुर,
नई मुंबई - 400 614।

Partner Details :

Name,Address,Photo,Finger print and Signature

M/s B L Project Nd Infrastructures

737, Indra Biswas Road, P.O - Belgachia, P.S - Tala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700010, PAN No. AALFB0210G Status Organization, Executed by Representative

Representative Details :

Sl. No. Name,Address,Photo,Finger print and Signature

1. Shri Mintu Das

Son of Late Babulal Das 49B, Indra Biswas Road, P.O - Belgachia, P.S - Tala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEVPD2843R Status: Representative, Representative of: M/s B L Project Nd Infrastructures (as partner)

2. Shri Debabrata Chakroborty (Presentant)

Son of Late Amal Bikash Chakroborty 56/1C., Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACIPC5882E Status: Representative, Representative of: M/s B L Project Nd Infrastructures (as partner)

Identifier Details :

Name & address

Rita Shaw

Daughter of M L Shaw

Sealdah Civil Court, P.O - Entaly, P.S:- Entaly, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Surajit Basu, Shri Mintu Das, Shri Debabrata Chakroborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Surajit Basu	M/s B L Project Nd Infrastructures-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Surajit Basu	M/s B L Project Nd Infrastructures-333.33000000 Sq Ft

Endorsement For Deed Number : 1 - 160602163 / 2017

08-2017

Rate of Market Value (WB PUVI rules of 2001)
stated that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,87,256/-

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 09-08-2017

Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)
Presented for registration at 22:25 hrs on 09-08-2017, at the Private residence by Shri Debabrata Chakroborty -

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 09/08/2017 by Shri Surajit Basu, Son of Late Sunil Krishna Basu, 19, Road, Tara Shankar

Sarani, P.O: Belgachia, Thana: Tala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -
700037, by caste Hindu, by Profession Business
Identified by Rita Shaw, . . . Daughter of M L Shaw, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, . City/Town
KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 09-08-2017 by Shri Mintu Das, partner, M/s B L Project Nd Infrastructures (Partnership Firm),
73/1, Indra Biswas Road, P.O:- Belgachia, P.S.- Tala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN -

700010
Identified by Rita Shaw, . . . Daughter of M L Shaw, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, . City/Town:
KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 09-08-2017 by Shri Debabrata Chakroborty, partner, M/s B L Project Nd Infrastructures
(Partnership Firm), 73/1, Indra Biswas Road, P.O - Belgachia, P.S - Tala, Kolkata, District - South 24-Parganas, West
Bengal, India, PIN - 700010

Identified by Rita Shaw, . . . Daughter of M L Shaw, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, . City/Town:
KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2017, Page from 61948 to 61989
being No 160602163 for the year 2017.



Digitally signed by SATYAJIT BISWAS
Date: 2017.08.18 13:04:11 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 18-08-2017 13:04:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)