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पश्चिमबंग पश्चिम बंगाल WEST BENGAL



AN 039313

2/990404/23

11-41
26/11/23

Additional Registrar of Assurances II
Kolkata

Certified that the Document is admitted to Registration. This Stamp Sheet and the endorsement are the part of this document.

Additional Registrar of Assurances II Kolkata

26 APR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 26th day of April, Two Thousand Twenty Three (2023) of Christian Era BETWEEN



DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)
HIGH COURT CALCUTTA

19 JAN 2023

24495

No.....Rs.100/- Date.....

DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)

HIGH COURT CALCUTTA

Name :

Address :

Vendor :

Alipore Collectorate, 20 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



IDENTIFIED
BY ME

8/1/23

DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)

HIGH COURT CALCUTTA

5/0 Mantu Karmakar
7/4, P. G. 1st Lane Kol-39



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250420232002811862

GRIPS Payment Detail

GRIPS Payment ID:	250420232002811862	Payment Init. Date:	25/04/2023 18:01:19
Total Amount:	54942	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	1001379648	BRN Date:	25/04/2023 18:04:24
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: KRISHNA CHARITA
Mobile: 8420058955

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240028118631	Directorate of Registration & Stamp Revenue	54942
Total			54942

IN WORDS: FIFTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





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



192023240028118631

GRN Details

GRN:	192023240028118631	Payment Mode:	Online Payment
GRN Date:	25/04/2023 18:01:19	Bank/Gateway:	ICICI Bank
BRN :	1001379648	BRN Date:	25/04/2023 18:04:24
GRIPS Payment ID:	250420232002811862	Payment Init. Date:	25/04/2023 18:01:19
Payment Status:	Successful	Payment Ref. No:	2000990404/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	KRISHNA CHARITA
Address:	BA 30 RAJDANGA MAIN ROAD Kolkata , West Bengal, 700107
Mobile:	8420058955
EMail:	subarnadutta2016@gmail.com
Depositor Status:	Others
Query No:	2000990404
Applicant's Name:	Mr DEBJYOTI KARMAKAR
Identification No:	2000990404/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/04/2023
Period To (dd/mm/yyyy):	25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000990404/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000990404/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				54942

IN WORDS: FIFTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

KRISHNA CHARITA, a Proprietorship Firm, having it's Registered Office at “**8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029**”, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, **PAN.AJWPD2404N, Aadhaar No. 548563368967**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at “**8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029**”, hereinafter called and referred to as the **OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its representatives, administrators, successor-in-office and assigns) of the **FIRST PART.**

AND

KRISHNA CHARITA ECO HOMES, PAN.AAZFK2505R, a Partnership Firm, having it's Registered Office at “**8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029**”, Represent by its Partners (1)**MR.AMITAVA SAMANTA**, son of Late Dilip Kumar Samanta, **PAN.BCQPS4197D, Aadhaar No.433517277222**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at “**1/2, Purbachal, Nibedita Road, P.S.-Kasba, P.O.-Haltu, Kolkata-700078**”, (2)**MRS. SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, **PAN.AJWPD2404N, Aadhaar No. 548563368967**, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, Residing at “**8, Jatin Das Road, P.S.-Tollygunge, P.O.-Sarat Bose Road, Kolkata-700029**”, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **SECOND PART;**

WHEREAS the said Owner **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, Purchased **ALL THAT** the piece or parcel of freehold land measuring about 402 Decimal be the same a little more or less, of R.S./L.R.Dag No-162,163,169,170,171,173,174,175, 177,178,179, 180,162/861, under L.R Khatian No.601, (New L.R.Khatian No.1034) comprised of and contained within the limits of Mouza-Khanjanpur, J.L. No.35, Sattore Gram Panchayat, P.S.-Panrui and Additional District Sub-Registrar at Bolpur, District Sub-Registrar at

Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, within the District-Birbhum, State-West Bengal, free from any charge or encumbrances from the Vendor vide several registered Deed of Conveyances for valuable consideration as mentioned in the said Deed of Conveyances registered in office of the Additional District Sub-Registrar at Bolpur, and recorded in Vide Book No.I, Volume No.0303-2022, Pages From 297238 to 297263, Being No.030313677 for the year 2022, in favour of **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr. Santosh Kumar Datta, who thus became the Absolute Owner of the said property.

AND WHEREAS thus said **KRISHNA CHARITA**, Represent by its Proprietor **MRS.SUBARNA DATTA**, Daughter of Mr.Santosh Kumar Datta, became the absolute Owner and Mutated his name in records of the under B.L. & L.R.O. thereof, of **ALL THAT** the piece or parcel of Bastu land measuring about **402 Decimal** be the same a little more or less, comprised of and contained in

SI No.	R.S. & L.R Dag No.	L.R. Khatian No.	Area Of Land
1.	162	1034	169 Dec.
2.	163	1034	28 Dec.
3.	169	1034	15 Dec.
4.	170	1034	16 Dec.
5.	171	1034	12 Dec.
6.	173	1034	15 Dec.
7.	174	1034	46 Dec.
8.	175	1034	9 Dec.
9.	177	1034	14 Dec.
10.	178	1034	17 Dec.
11.	179	1034	20 Dec.
12.	180	1034	32 Dec.
13.	162/861	1034	9 Dec.

within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal, as morefully & particularly described in the **SCHEDULE-A** below.

AND WHEREAS the Owner/First Part herein now intend to undertake a Bungalow Type One/Two storied buildings Project under the name and style “**SOBUJ POTRO PHASE-II**” upon therein schedule land but because of huge nature of job involved requiring huge fund and manpower the owner have jointly decided to entrust the Bungalow Type One/Two storied buildings Project to the capable hands of **KRISHNA CHARITA ECO HOMES**, a Partnership Firm, Represent by its Partners (1)**MR. AMITAVA SAMANTA**, (2)**MRS.SUBARNA DATTA**, who would develop the said total land and exact Bungalow type self contained Buildings/units thereon with the common facilities and amenities provided in such a Bungalow Type One/Two storied buildings complex for luxurious living.

AND WHEREAS the **OWNERS/FIRST PART** herein became desirous of developing their schedule plot of land by construction of Bungalow Type One/Two storied buildings thereon, as per sanctioned Building/Bungalow plan but due to paucity of fund and want of necessary experience in such construction work had been in search of competent person or persons with adequate financial resources and expertise in the development work who would be able to undertake the Development/Construction Work at its own cost and expenses.

AND WHEREAS after knowing the intention of the aforesaid Owner/First Part, the Second Part/Developer approached to the Owner with the proposal to construct such several storied building as per sanction building plan at its cost and expenses and after protracted negotiation between the parties, the Owner finally announced their approval.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **Land: ALL THAT** the piece or parcel of Bastu land measuring about 402 **Decimal** be the same a little more or less, comprised of and contained in

SI No.	R.S. & L.R Dag No.	L.R. Khatian No.	Area Of Land
1.	162	1034	169 Dec.
2.	163	1034	28 Dec.
3.	169	1034	15 Dec.
4.	170	1034	16 Dec.
5.	171	1034	12 Dec.

6.	173	1034	15 Dec.
7.	174	1034	46 Dec.
8.	175	1034	9 Dec.
9.	177	1034	14 Dec.
10.	178	1034	17 Dec.
11.	179	1034	20 Dec.
12.	180	1034	32 Dec.
13.	162/861	1034	9 Dec.

within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal, as morefully & particularly described in the Schedule-A hereunder written and shall also include the land and/or the Bungalow Type One/Two storied buildings to be constructed wherever the context permit.

2. **OWNER:** Owner shall mean the Owner above named.
3. **DEVELOPER:** shall mean the Developer above named.
4. **PLANS:** Plans shall mean the Plans of the Bungalow Type One/Two storied buildings and also various Type of Bungalow of the said land to be sanctioned and approved by the Sattore Gram Panchayat and/or appropriate authority shall also mean, wherever the context permits include such plans, drawings, designs, elevation, specification as may be prepared by the Architects including variations and/or modifications, if any.
5. **BUNGALOW:** Bungalow shall mean Bungalow Type One/Two storied buildings to be constructed on the land by the owner and the Developer in pursuance hereto according to the plans duly sanctioned by the Sattore Gram Panchayat and/or appropriate authority.
6. **ARCHITECT:** Architect shall mean such Architect or Firm of Architects to whom the Owner/Developer may from time to time appoint as the Architect for this Project.

7. **PANCHAYAT:** Sattore Gram Panchayat and shall include the Development Authority and Gram Panchayat and the Municipality(if any) and other concerned Authorities, which may recommend, Comment, approve and/or sanction the plan.
8. **COMMON PORTIONS:** Common portions shall mean and include the common paths, common passages, drive ways, main entrance/exit from/to the main Road of Schedule Premises, common boundary walls, common sewages, living area/room, pump room, water reservoirs, generator room, common toilets etc. and other amenities to be integrated on a feasibility basis excluding the bungalows which are for exclusive use and occupation of Bungalow owners/occupiers.
9. **COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the Bungalow Type One/Two storied buildings which is morefully and particularly mentioned in the schedule written below.
10. **COVERED AREA:** Covered area shall mean the entire constructed area of the bungalows as may be sanctioned by the Sattore Gram Panchayat and/or appropriate authority and shall include the plinth area of the units including the plinth area of bath rooms and balconies and open terrace, if any appurtenant thereto and also the thickness of the walls (external and/or internal) and pillars and the remaining area of land provided in the said unit with boundary walls on three sides and half share in the joint wall between two plots of land shall be included in such unit for the exclusive use for super built area and pillars and the area of the common portions **PROVIDED THAT** if any wall be common between 2(Two) units, then $\frac{1}{2}$ (One Half) of the area under such wall shall include in such Unit.
11. **PROJECT:** shall mean the work of development undertaken to be done by the Developer of the said land, to be completed and possession of the completed units is taken over by the unit Owner.

12. **PROPORTIONATE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the covered area of the units in the Bungalow Type Two storied buildings excluding super built area.
13. **UNIT:** shall mean any Bungalow Type One/Two storied buildings which is capable of being exclusively owned, used and/or enjoyed by unit Owners.
14. **UNIT OWNERS:** shall mean any person who acquires, holds and/or possess any unit in the Bungalow Type One/Two storied buildings/unit/units and shall include the Owners and the Developer, for units hold by them from to time.
15. **ADVOCATE:** Advocate shall mean Mr.Debjyoti Karmakar and Mrs.Ankita Das, all are the Advocates, High Court, Calcutta, of 12, Old Post Office Street, Kolkata-700001, the First Part and the Developer are appoint as the Advocates only for this project.
16. **PURCHASERS:** Purchasers shall mean and include.
- i) If he/she/they be an individual then his/her/their respective heirs, executors, administrators, legal representatives, nominees and assigns.
 - ii) If it be a Hindu undivided Family then its present members for the time being and the person or persons who may become the member of the said Hindu undivided family and their respective heirs, executors, administrators, legal representatives, nominees and assigns.
 - iii) If it be a Partnership Firm then its present Partners for the time being and the person or persons who may be admitted or taken in as Partner of the said Firm and their respective heirs, executors, administrators, legal representatives, nominees and assigns.
 - iv) If it be a Limited Company then its presents officers/(Directors) and their successor or successors in the office, nominees and assigns.

NOTE:

1. Masculine Gender shall include the feminine gender and Vice-Versa.

2. Singular shall include the Plural and Vice-Versa.
3. The Owner have represented to the Developer as Follows:-

3.1 The Owner/First part hereto are the absolute Owner, in possession of **ALL THAT** the piece or parcel of Bastu land measuring about **402 Decimal** be the same a little more or less, comprised of and contained in

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within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal,.

3.2 No. persons other than the Owner have right, title and/or interest, of any nature whatsoever, in the said schedule land or any part thereof.

3.3 The right, title and interest of the Owner in the said schedule land is free from all encumbrances whatsoever (Save as mentioned herein) and the Owner has a good and marketable title thereto.

3.4 There are no thika tenants on the said schedule land and the Owner has received no notice of any such claim or proceeding.

3.5. The said schedule land or any part thereof is at present not affect by any acquisition, requisition or alignment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the notice of the Owner.

3.6 Neither the said schedule land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, revenue or any other public demand.

3.7 The Owner have not in any way dealt with the said schedule land whereby the right, title and interest of the Owner as the Ownership, use, development thereof, is or may be affected in any manner whatsoever.

3.8 There are no wakfs, tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the premises or any part thereof.

3.9 The representations of the Owner mentioned herein above are hereafter collectively called the said representations and the Owner confirm that the said representations are true and correct.

3.10 Relying on the said representations the Developer has agreed to develop the said schedule land to complete the project, pay the moneys and do the work as and on the term hereunder.

NOW IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop the said schedule land, the Developer has agreed to build the said proposed Bungalow Type One/Two storied buildings at his own cost and expenses without calling upon to contribute any amount whatsoever for the said Bungalow Type Owner/Developer storied buildings from the Owner.

Prospective Purchaser/s under a tripartite agreement to be entered into amongst Owner/First Part, Developer and prospective purchasers of the said Bungalow Type One/Two storied buildings. The Owner/First Part will receive consideration (sale proceeds) for his portion of the said schedule land from the Developer on completion of sale transaction including absolute conveyance of Plot of land with Bungalow Type One/Two storied buildings to the any Prospective Purchaser/Purchasers as will be calculated in proportion to the total area of the said schedule land at the rate fixed herein above and that the Developer will be entitled to retain the balance sale consideration receivable from the prospective Purchaser/Purchasers.

5. The Developer shall be entitled to occupy and use as per drawing of construction area of the premises subject to the terms of this agreement for the duration of the project. The Developer shall be entitled to use the said schedule land for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owner shall permit the Developer to enter upon the said schedule land, survey the same and all other works incidental for the construction of Bungalow Type One/Two storied buildings/units/unit.

6. The Owner shall be entitled as per schedule mention hereunder sanction FAR by the Sattore Gram Panchayat. Together with undivided proportionate share and interest in the land and the common portions.

7. The Owner said schedule land shall be constructed by the Developer for and on behalf of the Owner and/or their nominees. The rest of the Bungalow Type One/Two storied buildings/units/unit shall be constructed by the Developer for and on behalf of himself and or for his nominees.

8. The Owner and the Developer shall be entitled absolutely to their respective said schedule land as per sanctioned plan and shall be at liberty to deal them with and any manner they deem fit and proper subject however to the general restrictions for mutual advantage in the ownership Bungalow Type One/Two storied buildings/units/unit. They

will also be at liberty to enter into agreements for sale, Deed Of Sale of their respective said schedule land and receive the full consideration there under save that the Owner shall adopt the same covenants as the Developer may adopt in its agreement with the buildings/units/unit Owner of the Developer area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be as jointly drawn by the Advocates of both the Owner and the Developer.

9. The Owner shall, from time to time sell and convey to the Developer and/or its nominees the undivided proportionate share in the said schedule land contained in the Bungalow Type One/Two storied buildings/units/unit to the Developer area in the Bungalow. The considerations of such conveyances relating to Developer portion shall be the cost of construction of the Owner area and no amount shall be payable to the Owner. The cost of preparation, stamping and registration of the conveyance shall be borne by the Transferees. If so required by the Developer, the Owner shall join and/or cause such persons as may be necessary to join as parties to the conveyances for transfer of Developer allocation.

10. Developer shall be entitled to enter into agreement for sale in respect of the Developer and Owner Allocations and shall also be entitled to execute registered Deed of Conveyance in respect of the Proportionate share of land relating to the area under the Developer and Owner Allocation under this agreement. The Owner/Developer shall be entitled to transfer or otherwise deal with the all allocations in the said Bungalow Type One/Two storied buildings/units/unit. The Owner/Developer shall from time to time execute deeds of conveyances in favour of the co-owners or his/her nominees relating to all allocation as be required by the Owner/Developer provided however the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne.

11. The Developer shall at his own costs and expenses construct erect and complete the Bungalow Type One/Two storied buildings/units/unit in accordance with the sanctioned plan by the Sattore Gram Panchayat and/or by appropriate authority, with such

materials and with such specifications mentioned in the Schedule hereto and as be recommended by the Architect from time to time. Subject to the aforesaid conditions the decisions of the Architect to be appointed jointly by the Owner/Developer regarding the quality of materials shall be final and binding on the parties hereto. The Developer at his own cost and expense shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the by appropriate authority and other facilities in the Bungalow Type One/Two storied buildings/units/unit as are required to be provided in a residential Bungalows.

OWNER OBLIGATIONS:

I. The Owner do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said Bungalow at the Bungalow Type One/Two storied buildings/units/unit by the Developer.

II. The Owner doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer allocated portion in the Bungalow at the said Bungalow Type One/Two storied buildings/units/unit. The cost of any clearance from the Statutory Authority has to be obtained by the Developer.

DEVELOPER OBLIGATIONS:

I. The Developer doth hereby agree and covenant with the Owner to complete the construction of the proposed Bungalow within a period of 36(Thirty Six) months & get the twelve months extension period from the date of plan sanction of the Bungalow Type One/Two storied buildings/units/unit by the Sattore Gram Panchayat and/or by the appropriate authority. The Developer shall submit the various Bungalow Type One/Two storied buildings/units/unit plan to the Sattore Gram Panchayat of getting the clearance of conversion of the land to Bastu and amalgamation and land ceiling. The Developer should prepare the plan for submission to Sattore Gram Panchayat and/or according to appropriate authority with the object to avail the maximum available FAR for construction

II. The Developer shall be entitled to transfer and or assign the benefits of this agreement or any portions hereof before delivering complete peaceful vacant possession of the Owner allocation to the Owner. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said Bungalow Type One/Two storied buildings/units/unit.

OWNER AND DEVELOPER INDEMNIFY:

The Owner/Developer hereby undertake that the Owner/Developer shall be entitled to the said construction and shall enjoy the all allocated space without any interference or disturbances provided the Owner/Developer performing and fulfilling all the terms and conditions herein and/or on the part of the Owner/Developer to be observed and performed.

MISCELLANEOUS:

I. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not specified herein may be required to be lawfully done by the Owner and various applications and other documents may be required to be signed or made by the Owner related person to which specified specific provisions may not have been mentioned herein, the Owner doth hereby undertake to do all such acts deeds and thing and matters, further the Owner doth hereby undertakes that the Owner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be **PROVIDED HOWEVER** that all such acts, deeds matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents.

II. Any notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the

Developer by the Owner if delivered by hand or sent by prepaid registered post to the office of the Developer.

III. The Developer and the Owner shall mutually frame a scheme for management and administration of the said Bungalow Type One/Two storied buildings/units/unit and/or common parts thereof. The Owners hereby agrees to abide by all to rules and regulations to be framed by the society/association/building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.

VI. The name of the Bungalow shall be given and/or assigned by the Owner /Developer in due course in its absolute discretion nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Bungalow Type One/Two storied buildings/units/unit or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to Developer the same in terms of these presents as morefully and particularly describe herein under written.

V. As and from the date of completion of the Bungalow Type One/Two storied buildings/units/ unit the Developer and/or their transferees and the Owner and/or his transferees shall be responsible on account of the rent, sell and wealth tax and other taxes payable in respect of their respective spaces.

VI. The Owner shall deliver all the original title deeds, other papers or documents, relating to the said Bungalow Type One/Two storied buildings/units/unit the Developer. The proposed Bungalow Type One/Two storied buildings/units/unit to be constructed by the Developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the Schedule hereunder written. It is hereby made clear that the construction of the Bungalow Type One/Two storied buildings/units/unit at the said plot of land must be done strictly in accordance with the sanctioned Building/Bungalow plan as per Sattore Gram Panchayat and/or appropriate authority.

VII. The Owner and Developer shall have the jointly right and authority to execute and register the Agreement For Sale, Deed of Conveyance(s) or any other documents unto and in favour of the any religion or any caste intending/prospective purchaser(s) on the basis of the Development Power of Attorney. The Owner shall have no right and authority to revoke cancel or rescind this Development agreement & Development Power of Attorney(after registered Development Agreement) has executed and registered.

VIII The Developer and the Owner shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all to rules and regulations to be framed by the society/association/building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations. That the both Part herein shall strictly abide by the terms and conditions as stated herein. If there be any other controversy whatsoever by and between the both Part the same will be settled among themselves mutually or as per provisions of Law.

FORCE MAJEURE:

I. The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the force majeure area of operation of such force majeure clause is limited to Sattore Gram Panchayat or any appropriate authority specific ward where the proposed Bungalow Type One/Two Storied buildings/units/unit is to be constructed.

II. Force Majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lockdown, order or restraint from any court of law or statutory or Municipal or Gram Panchayat, State Government or Central Government or any appropriate authority or judicial or Quasi Judicial Authority and/or other act or commission beyond the power of control of the parties hereto.

III. In the event of any willful act on the part of the Developer or committing any breach of the obligations or covenants contained herein and/or causing delay in

completion of the construction of the said Building/Bungalow, the Developer shall be liable to pay damages to the Owner as be determined by the Arbitrators.

IV. In the event of any willful act on the part of the Owner committing any breach of the obligations or covenants contained, herein and/or causing hindrance, impediments in completion of the construction of the said Bungalow Type One/Two storied buildings/units/unit the Owner shall be liable to pay damages to the Developer as be sanctioned by the appropriate authority.

ARBITRATION:

I. Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of the meaning construction or import of this agreement shall be adjudicated by reference to arbitration of two arbitrators, each of such arbitrators shall be appointed by either party who shall jointly appoint an umpire for reference and the award shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act, 1996 and its statutory modification and/or reenactments thereof from time to time.

II. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

JURISDICTION:

The Court of Alipore shall have the jurisdiction to entertain and determine between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO:
(Specification of the Land)

ALL THAT the piece or parcel of Bastu land measuring about 402 Decimal be the same a little more or less, comprised of and contained in

SI No.	R.S. & L.R Dag No.	L.R. Khatian No.	Area Of Land
1.	162	1034	169 Dec.
2.	163	1034	28 Dec.
3.	169	1034	15 Dec.
4.	170	1034	16 Dec.
5.	171	1034	12 Dec.
6.	173	1034	15 Dec.
7.	174	1034	46 Dec.
8.	175	1034	9 Dec.
9.	177	1034	14 Dec.
10.	178	1034	17 Dec.
11.	179	1034	20 Dec.
12.	180	1034	32 Dec.
13.	162/861	1034	9 Dec.

within the limits of **Mouza-Khanjanpur**, J.L. No.35, under **Sattore Gram Panchayat**, **P.S.-Panrui**, (Bidyadharpur Road), District-Birbhum, Pincode-731236, Additional District Sub-Registrar at Bolpur, District Sub-Registrar at Birbhum, Additional Registrar Of Assurances I,II,III,IV Kolkata, State-West Bengal, which is butted and bounded by that is to say:-

- ON THE NORTH** : Dag No.163,179,180,181,197.
ON THE SOUTH : Sobuj Potro Phase-I, Dag No. 162,354,355,356.
ON THE EAST : Dag No.171,172,173 & Metal Road.
ON THE WEST : Plot No. 137,139,160,161,162,163,155,180,464,861.

THE SCHEDULE "B" ABOVE REFERRED TO:
(Specification of the Schedule)
(General Specification For Construction)

STRUCTURE:	R.C.C. works of beam, slabs, lintels, hajjis, etc. will be done in (1:1/2:3) water proofing and roof treatment will be provided at the time of finish.
PLASTERING:	12MM thickness inside plaster with sand and cement mortar in 6:1 ratio

	19mm thick outside plaster with sand and cement mortar in (4:1) ratio.
FLOORING:	2 X 2 vitrified tiles floor with skirting and margin 25mm in Bed Rooms, living cum dining room, Verandah, staircase etc, Ceramic Tiles Kitchen and Toilet with dado up to 1800 mm Side wall of toilet will be finished with glazed tiles 300MM X 200 MM and height up to 1800 MM. White glazed tiles 300 mm X 200 mm to be fixed on wall of the Kitchen, height up to 600 mm from cooking Slab (Granite).
WINDOWS:	2/3 channel aluminum windows without MS square.
BRICK WORKS:	200 mm thickness brick work will be done outside wall with 1 st Class bricks in cement and mortar in (1:6) ratio. 75 mm thick inside Partition walls and 125 mm thick partition between the units. Walls between the Units will be done with 1 st Class bricks in cement and mortar in (1:4) ratio with wire nets.
SANITARY & WATER SUPPLY:	P.V.C. pipes for external line. Overhead reservoir will be P.V.C./R.C.C. P.V.C. rainwater pipes for water disposal. Boring water supply existing at site make for concealed pipe line to be used for toilet/W.C. Kitchen, hot and cold water line in toilets. Outside running water, G.I. Pipes, White Commode for toilet and W.C. Concealed internal lines as necessary in Kitchen and toilet.C.P. Stop cock, bib cock, angular stop cock, etc, in the toilet and Kitchen, basin and wall mixture as necessary of Hindware/Parryware. Porcelain hand wash basin white of standard quality make will be provided, geyser line will be provided in every toilet, SS steel sinks for kitchen will be provided.
DOORS:	Door frames will be of best quality. All doors will be flush doors. Main Entrance Door would be Solid based door with pine or Teak wood decorative finish.
PAINTING:	Water Proof Cement or natural stone cladding as required on outside walls and wall putty or Pop finish on inside walls.
ELECTRIFICATION:	Concealed or semi concealed wiring, built in modular switch board with switches of Anchor or equivalent make. Wire will be provided of standard Brand. 2(Two) lights points, 1 (one) fan point, 15 Amp plug point in each bed room and one power point and one light point in each bedroom 3 (Three) light points, 2 (Two) Fan points, 5 Amp plug point 1 (one) Telephone Point and 1(one) Television point at drawing room, 1 (one) Calling bell Point at main door 2 (Two) light points, 1 (one) 15 Amp Plug point and 1 (one) Chimney/Exhaust fan point. And extra 1 (one) 15 Amp Plug point. Every Purchaser/Purchasers shall must be pay to the

	Owner a proportionate share of the total quotation value to be received from WBSEDCL towards the common electricity connection cost of the payment, the equal amount for the cost of bringing the Main Meter for this project. Extra charges for the separate own electric meter will be installed in the name of the Purchaser/Purchasers for the said Bungalow and the First Part/Second Part will arrange for the same, at the cost of the Purchaser/Purchasers.
KITCHEN:	Granite finished platform with ss sink, designer glazed tiles dado up to lintel level also below the platform. etc. Point for microwave oven & arrangement of water supply & .etc. Point for water purifier & etc. Point provided for chimney above the platform.
EXTRA WORK:	Any work other than this agreed specification shall be changed extra and the amount to be paid before execution of work.

SCHEDULE "C" ABOVE REFERRED TO :
(Specification of the Schedule)

(Specification of the Bungalow Named "GULANCHA(G), 1(One)Storied Building)

GROUND FLOOR:-

1(One)Bed Room,1(One)Drawing-cum-Dining,1(One)Kitchen,1(One)Toilet,Veranda, Garden,1(One)Open Car Parking.

(Specification of the Bungalow Named "DOPATI(G+1), 2(Two)Storied Building)

FIRST FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Study Room,1(One)Open Terrace.

GROUND FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Drawing-cum-Dining Hall,1(One)Kitchen, Utility,1(One) Open Car Parking.

(Specification of the Bungalow Named "MOHOR(G)", 1(One)Storied Building)

SPECIMEN FROM FOR TEN FINGER PRINTS



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

KRISHNA CHARITA
Ambarina Datta
 Proprietor

KRISHNA CHARITA ECOHOMES
Ambarina Datta
 Partner

SPECIMEN SIGNATURE



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

KRISHNA CHARITA ECOHOMES

 Partner

SPECIMEN SIGNATURE

Option-1**GROUND FLOOR:-**

1(One)Bed Room,1(One)Toilet,1(One)Drawing-cum-Dining Hall, 1(One)Verandah,
1(One)Kitchen,1 (One)Open Car Parking,1(One)Lilly Pond.

Option-2**GROUND FLOOR:-**

2(Two)Bed Rooms,1(One)Toilet,1(One)Drawing-cum-Dining Hall, 1(One)Verandah,
1(One)Kitchen,1 (One)Open Car Parking,1(One)Lilly Pond.

(Specification of the Bungalow Named "KAROBI (G+1), 2(Two)Storied Building)**FIRST FLOOR:-**

2(Two)Bed Rooms,2(Two)Toilets, Lounge, 1(One)Open Terrace.

GROUND FLOOR:-

1(One)Bed Room,1(One)Toilet,1(One)Verandah,1(One)Drawing-cum-Dining Hall,1
(One)Kitchen,1(One)Store,Utility,1(One) Open Car Parking.

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on day, month and year first above written.

SIGNED, SEALED AND DELIVERED by
the above named **OWNER/VENDOR** at
Kolkata in presence of:

WITNESS:

1. Souresh Vijaywargi
145 Dr. G.S. Bose Road
Kolkata - 700039
2. Debjyoti Karmakar
74, P.G. 1st Lane,
Kolkata - 700039.

KRISHNA CHARITA

Smbarna Datta
Proprietor

(OWNER/VENDOR)

SIGNED, SEALED and DELIVERED
by the above named **DEVELOPER**
at Kolkata in the presence of:

WITNESS:

1. Souresh Vijaywargi
145 Dr. G.S. Bose Road
Kolkata - 700039
2. Debjyoti Karmakar
74, P. G. 1st Lane,
Kolkata - 700039.

KRISHNA CHARITA ECOHOMES
[Signature]
Partner

KRISHNA CHARITA ECOHOMES
Smbarna Datta
Partner

(DEVELOPER)

Drafted by:

[Signature]

DEBJYOTI KARMAKAR
B.Com., LL.B., LL.M.
(Advocate)
HIGH COURT CALCUTTA

[Enrolment No. WB/1125/11]

MEMO OF CONSIDERATION

RECEIVED from and with named by the with mentioned by the Developer being the amount of **Rs. 15,00,000.00/- (Rupees Fifteen Lakhs)** only as per memo below:

MEMO

SI No	PARTICULARS	AMOUNT
1.	Paid by R.T.G.S., Dated on 03/03/2023	Rs. 5,00,000.00/-
2.	Paid by R.T.G.S., Dated on 05/03/2023	Rs. 10,00,000.00/-
	Total	Rs. 15,00,000.00/-

WITNESS:

1. Soumabh Vijaywargi
145 Dr. G. S. Bose Road
Kolkata - 700039.

2.

KRISHNA CHARITA

Surbarna Datta
Proprietor

(OWNER)

आयकर विभाग

INCOME TAX DEPARTMENT

SUBARNA DATTA

SANTOSH KUMAR DATTA

05/10/1975

Permanent Account Number

AJWPPD2404N

Santosh Datta
Signature



भारत सरकार
GOVT. OF INDIA



20062011



भारत सरकार
Government of India

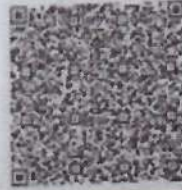


Subarna Datta

DOB: 04/10/1974

Female

5485 6336 8967



मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: D/O: Santosh Kumar
Datta, 8, JATIN DAS ROAD, 2
ND FLOOR, Sarat Bose Road,
Kolkata, Sarat Bose Road, West
Bengal, 700029

5485 6336 8967



1947



help@uidai.gov.in

www.

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZFK2505R



पति / Name
KRISHNA CHARITA EGO HOMES

14082022

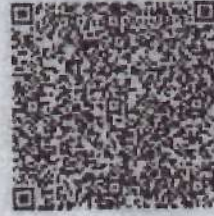
नियमन / मसुदा की तारीख
Date of Incorporation / Formation
11/07/2022



भारत सरकार
GOVERNMENT OF INDIA



অমিতাব সানতা
Amitava Samanta
পিতা : দিলীপ কুমার সানতা
Father : DILIP KUMAR SAMANTA
জন্ম সাল / Year of Birth : 1978
পুরুষ / Male



4335 1727 7222

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/২, পূর্বাচল উত্তর নিবেদিতা
রোড, হালতু, হালতু, কোলকাতা,
পশ্চিমবঙ্গ, 700078

Address:
1/2, PURBACHAL NORTH,
NIBEDITA ROAD, HALTU,
Haltu S.O, Haltu, Kolkata,
West Bengal, 700078



18-47
1800 180 1947



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P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BCQPS4197D



नाम / Name
AMITAVA SAMANTA

पिता का नाम / Father's Name
DILIP KUMAR SAMANTA

जन्म की तारीख / Date of Birth
19/10/1978


हस्ताक्षर / Signature





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MFN2928042

পরিচয় পত্র



Elector's Name **Debjyoti Karmakar**

নির্বাচকের নাম **দেবজ্যোতি কর্মকার**

Father's Name **Montu Karmakar**

পিতার নাম **মন্টু কর্মকার**

Sex **M**

লিঙ্গ **পুং**

Age as on 1.1.2006 **19**

১.১.২০০৬ এ বয়স **১৯**

Address:

7/4 PICNIC GARDEN 1ST LANE Kolkata 700039

ঠিকানা:

৭/৪ পিকনিক গার্ডেন ১ম লেন কলকাতা ৭০০০৩৯

Debjyoti Karmakar

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 152-Ballygunge

বিধানসভা নির্বাচন কেন্দ্র: ১৫২-বালিগঞ্জ

District: Kolkata

জেলা: কলকাতা

Date: 07.03.2006

তারিখ: ০৭.০৩.২০০৬

082/1483

Major Information of the Deed

Deed No :	I-1902-05460/2023	Date of Registration	26/04/2023
Query No / Year	1902-2000990404/2023	Office where deed is registered	
Query Date	18/04/2023 11:35:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBJYOTI KARMAKAR HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420203555, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 2,52,21,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,105/- (Article:E, E, B)		
Remarks			

Land Details :

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Khanjanpur, JI No: 35, Pin Code : 731236

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-162 (RS :-162)	LR-1034	Bastu	Bastu	169 Dec	8,00,000/-	1,00,38,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-163 (RS :-163)	LR-1034	Bastu	Bastu	28 Dec	1,50,000/-	16,63,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-169 (RS :-169)	LR-1034	Bastu	Bastu	15 Dec	50,000/-	10,69,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-170 (RS :-170)	LR-1034	Bastu	Bastu	16 Dec	50,000/-	11,40,480/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-171 (RS :-171)	LR-1034	Bastu	Bastu	12 Dec	50,000/-	8,55,360/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L6	LR-173 (RS :-173)	LR-1034	Bastu	Bastu	15 Dec	30,000/-	10,69,200/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L7	LR-174 (RS :-174)	LR-1034	Bastu	Bastu	46 Dec	1,00,000/-	32,78,880/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

L8	LR-175 (RS :-175)	LR-1034	Bastu	Bastu	9 Dec	10,000/-	6,41,520/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L9	LR-177 (RS :-177)	LR-1034	Bastu	Bastu	14 Dec	50,000/-	8,31,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L10	LR-178 (RS :-178)	LR-1034	Bastu	Bastu	17 Dec	50,000/-	10,09,800/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L11	LR-179 (RS :-179)	LR-1034	Bastu	Bastu	20 Dec	50,000/-	11,88,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L12	LR-180 (RS :-180)	LR-1034	Bastu	Bastu	32 Dec	1,00,000/-	19,00,800/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L13	LR-162/861 (RS :- 162/861)	LR-1034	Bastu	Bastu	9 Dec	10,000/-	5,34,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			402Dec	15,00,000 /-	252,21,240 /-	
		Grand Total :			402Dec	15,00,000 /-	252,21,240 /-	



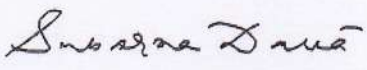






Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KRISHNA CHARITA 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AJxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KRISHNA CHARITA ECO HOMES 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx5R.Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUBARNA DATTA Daughter of Mr Santosh Kumar Datta Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 1:08PM	 LTI 26/04/2023	 26/04/2023
	8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4N, Aadhaar No: 54xxxxxxxx8967 Status : Representative, Representative of : KRISHNA CHARITA (as Proprietor)			
2	Name Mr AMITAVA SAMANTA (Presentant) Son of Late Dilip Kumar Samanta Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 1:09PM	 LTI 26/04/2023	 26/04/2023
	1/2, Purbachal, Nibedita Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx7D, Aadhaar No: 43xxxxxxxx7222 Status : Representative, Representative of : KRISHNA CHARITA ECO HOMES (as Partner)			
3	Name Mrs SUBARNA DATTA Daughter of Mr Santosh Kumar Datta Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 1:08PM	 LTI 26/04/2023	 26/04/2023
	8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4N, Aadhaar No: 54xxxxxxxx8967 Status : Representative, Representative of : KRISHNA CHARITA ECO HOMES (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBJYOTI KARMAKAR Son of Mr Mantu Karmakar 7/4, Picnic Garden 1st to 3rd Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039			
	26/04/2023	26/04/2023	26/04/2023
Identifier Of Mrs SUBARNA DATTA, Mr AMITAVA SAMANTA, Mrs SUBARNA DATTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-169 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-17 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-20 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-32 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-28 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-16 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-12 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-15 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-46 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	KRISHNA CHARITA	KRISHNA CHARITA ECO HOMES-14 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Khanjanpur, JI No: 35, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 162, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:4.69000000 Acre,	KRISHNA CHARITA
L2	LR Plot No:- 163, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.83000000 Acre,	KRISHNA CHARITA
L3	LR Plot No:- 169, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.46000000 Acre,	KRISHNA CHARITA
L4	LR Plot No:- 170, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.47000000 Acre,	KRISHNA CHARITA
L5	LR Plot No:- 171, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	KRISHNA CHARITA
L6	LR Plot No:- 173, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.45000000 Acre,	KRISHNA CHARITA
L7	LR Plot No:- 174, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.46000000 Acre,	KRISHNA CHARITA
L8	LR Plot No:- 175, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	KRISHNA CHARITA
L9	LR Plot No:- 177, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	KRISHNA CHARITA
L10	LR Plot No:- 178, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	KRISHNA CHARITA
L11	LR Plot No:- 179, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	KRISHNA CHARITA
L12	LR Plot No:- 180, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.32000000 Acre,	KRISHNA CHARITA
L13	LR Plot No:- 162/861, LR Khatian No:- 1034	Owner:কৃষ্ণা চরিত , Gurdian:পক্ষে সুবর্ণা দত্ত, Address:নিজ , Classification:শালি, Area:0.25000000 Acre,	KRISHNA CHARITA

Endorsement For Deed Number : I - 190205460 / 2023

On 26-04-2023

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 13:04 hrs on 26-04-2023, at the Office of the A.R.A. - II KOLKATA by Mr AMITAVA SAMANTA ,.

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 2,52,21,240/-

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

Execution is admitted on 26-04-2023 by Mrs SUBARNA DATTA, Proprietor, KRISHNA CHARITA (Sole Proprietorship), 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr DEBJYOTI KARMAKAR, , Son of Mr Mantu Karmakar, 7/4, Road: Picnic Garden 1st to 3rd Lane, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Advocate

Execution is admitted on 26-04-2023 by Mr AMITAVA SAMANTA, Partner, KRISHNA CHARITA ECO HOMES (Partnership Firm), 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr DEBJYOTI KARMAKAR, , Son of Mr Mantu Karmakar, 7/4, Road: Picnic Garden 1st to 3rd Lane, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Advocate

Execution is admitted on 26-04-2023 by Mrs SUBARNA DATTA, Partner, KRISHNA CHARITA ECO HOMES (Partnership Firm), 8, Jatin Das Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,105.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:04PM with Govt. Ref. No: 192023240028118631 on 25-04-2023, Amount Rs: 15,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1001379648 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24495, Amount: Rs.100.00/-, Date of Purchase: 19/04/2023, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:04PM with Govt. Ref. No: 192023240028118631 on 25-04-2023, Amount Rs: 39,921/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1001379648 on 25-04-2023, Head of Account 0030-02-103-003-02

Satyajit Biswas

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

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2023, Page from 174861 to 174897
being No 190205460 for the year 2023.**



Digitally signed by SATYAJIT BISWAS
Date: 2023.04.29 14:08:04 -07:00
Reason: Digital Signing of Deed.

Signature

**(Satyajit Biswas) 2023/04/29 02:08:04 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)