

Development Agreement

Land Owner : 1) SMT. SOMA KUNDU
2) SMT. JHUMA MALLICK
3) SMT. ANJANA SAHA
4) SMT. JAYASREE CHOWDHURY

Developer : BENGAL CONSTRUCTION AND
DEVELOPER
SHREE TAPAN KUNDU & SHREE
SUJIT MOLLICK

Description of The Land:

Mouza – sahara
J.L. No. 46
Touzi No. 146
L.R. Dag No. 1346 & 1357
L.R. Kh. No. 3631, 3663, 3665,
3666
Area of Land 13 Katha 4 Chittak
14 sq.ft

Description of the Deed :

Deed No. -I-10088/23
For the year 2023,
Book No. - I,
Volume No. - 1525- 2023,
Pages from – 257484 to 257539

S-10178/23

F 100872

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 4679

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Certified that the document is admitted for registration. The Signature of the person who has signed this document is the same as in the document.

DEVELOPMENT AGREEMENT

Between Land Owners & DEVELOPER

Sub-Registrar North 24 Parganas, Barasat

09 AUG 2023

THIS AGREEMENT made on this 9th day of August, 2023 (Two thousand and Twenty Three) A.D.

BETWEEN

নং 1486 ; তারিখ 02/8/2023
ক্রম A. Dutta.
ঘর Advocate, Barasat Court
মূল 5000 টাকা
উভয় পক্ষ

বারাসাত কোর্ট
উত্তর 24 পর্গানা
ক্রয়ের তারিখ 02 AUG 2023
মোট মূল্য 500000
ডেপুটি ম্যাজিস্ট্রেট, বারাসাত
উত্তর 24 পর্গানা

Hare Prasad Ghosh
S/o Late Anurita Lal Ghosh
of Barasat Court
P.O.P.S. Barasat
N. 24 P. Kol-700129
occu. Law cler



D.O. No. 00007/4/22
District Sub-Registrar-III
N. 24-Parganas, Barasat
Barasat Court
09 AUG 2023

1. SMT. SOMA KUNDU, having Permanent Account number- BOKPK1424D, having Aadhaar No. 2179 7687 5987, having Voter ID No. CKW4608329, Wife of Sri Tapan Kundu, 2. SMT. JHUMA MALLICK, having Permanent Account Number- BMQPM3724A, having Aadhaar No. 8269 2736 9703, having Voter ID No. CKW3278264, Wife of Sri Sujit Mallick, both are residing at 1 No. Sreenagar, P.O & P.S. - Madhyamgram, District -North 24 Parganas, Kolkata - 700129, 3. SMT. ANJANA SAHA, having Permanent Account Number - BFCPS1352F, having Aadhaar No. 2914 5705 6268, having Voter ID No. TP/01/009/033670, Daughter of Adhir Chandra Saha, residing at Flat No. D/10, Third Floor, 5, Barowaritala Road, Belegkata, Kolkata - 700010, 4. SMT. JAYASREE CHOWDHURY, having Permanent Account Number ATSPC4083C, having Aadhaar No. 3752 0896 3708, having Voter ID No. YCW1201433, Daughter of ^{Late} Sri Ranjit Kumar Chowdhury, residing at Green Park, P.O - Michaelnagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700133, all are by religion - Hindu, by Occupation - Business and Household Duties, Nationality - Indian, hereafter referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to include its/theirs successors in interest representatives and assigns) of the **FIRST PART.**

AND

BENGAL CONSTRUCTION & DEVELOPER, having PAN AAMFB9505F, a Partnership Firm, having its registered office at 1-No. Srinagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, represented by its Partners namely namely 1. SRI TAPAN KUNDU, having PAN - AETPK5256M, having Aadhaar No. 409415572247, having Voter Id No. YCW2337525, Son of Late Santipada Kundu, 2. SRI SUJIT MALLICK, having PAN - AGVPM1936E, having Aadhaar No. 929410861657, having Voter Id No. CKW4058418, Son of Sri Sushil Mallick, both are by faith - Hindu, by

Soma Kundu

Nationality - Indian, by Occupation -Business, both are residing at 1 No. Srinagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS All that piece and parcel of landed property admeasuring an area of 1.5 Bighas a little more or less comprised in Pargana - Anwarpur, Touzi No.-146, Re. Su. No.- 03, situated at Mouza - Sahara, J.L.No.- 46, under Khatian No.- 143 & 144 appertaining to Dag No.- 647, was absolutely owned and possessed by one SETH OTTENMAL AND SONS PVT. LTD.

AND WHEREAS while in absolute possession over the said 1.5 Bighas of landed property by virtue of a Deed of Conveyance dated 21.06.1961 registered in the office of D.R. North 24 Parganas at Barasat, recorded in Book No.- I, Vol No - 36 Pages - from 193 to 197, Being No.- 1899 for the year 1961, for the adequate consideration mentioned therein said SETH OTTENMAL AND SONS PVT LTD. sold, granted, transferred and conveyed a specific portion of 10 Cottahs a little more or less along-with other landed properties out of 1.5 Bighas in favour of one Pravamoyee Devi. Subsequently said Pravamoyee Devi demarcated her landed properties under several scheme plots along-with 10 Feet wide common passage for right to ingress and egress of the said plots.

AND WHEREAS while enjoying absolute right, title and interest over the said 10 Cottahs a little more or less along-with other landed properties by virtue of a Deed of Conveyance dated 16.08.1961 registered in the office of S.R. Barasat recorded in Book No.- 1, Vol. No.- 86, Pages - from 164 to 167, Being No.-8382 for the year 1961, for the consideration mentioned therein said Pravamoyee Devi sold, granted, transferred and conveyed the said 10 Cottahs a little more or less of landed properties marked as Scheme Plot No.- 08 in favour of one Mina Das.

AND WHEREAS while in absolute possession over the said 10 Cottahs of landed properties by virtue of a Deed of Conveyance dated 15.10.1963 registered in the office of S.R. Barasat recorded in Book No.- I, Vol. No.- 114, Pages - from 243 to 246, Being No.- 12275 for the year 1963, for the consideration mentioned aforesaid Mina Das sold, granted, transferred and conveyed the said 10 Cottahs of landed property marked as Scheme Plot No.-08, in favour of Lakshmi Rani Biswas. Subsequently during the recent L.R. settlement the final ROR (Records of Right) has duly been published from the office of the B.L. & L.R.O Barasat-II, in the name of said Lakshmi Rani Biswas under L.R. Khatian No.- 1844 as property of L.R. Dag No.- 1357 in place of R.S. Dag No.- 647.

AND WHEREAS while enjoying right, title and interest over the said 10 Cottahs of landed property said Lakshmi Rani Biswas went the way of all flesh as on 22.09.2002 leaving behind her only son namely Alok Biswas as her lawful legal heir and successor as per Hindu Succession Act, 1956. It is pertinent to mention here that the husband of said Lakshmi Rani Biswas namely Ram Chandra Biswas relinquished his last breath as on 07.08.1979 i.e. much before the demise of Lakshmi Rani Biswas. Subsequently said Alok Biswas mutated his name with the local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 91, Green Park Road, under Ward No.- 28 (new), 17 (old).

AND WHEREAS while in absolute possession over the said 10 Cottahs a little more or less of landed property by virtue of a Deed of Conveyance dated 10.08.2022 registered in the office of D.S.R.-II of North 24 Parganas at barasat, recorded in Book No.-1, Vol. No.- 1502-2022, Pages - from 132702 to 132727, Being No.- 150204531 for the year 2022, for the lawful and adequate consideration mentioned therein said Alok Biswas sold, granted, transferred and conveyed the said 10 Cottahs and or as per physical measurement 9 Cottahs 06 Chittacks 14 Sq. Ft. a little more or less, marked as Scheme Plot No.- 08 in favour of Soma Kurdu, Jhuma Mallick & Anjana Saha, i.e. the Land Owner No. 1, 2 & 3

hereinto this indenture. Subsequently they mutated their names with the office of the B.L. & L.R.O, Barasat - II, under L.R. Khatian Nos.- 3663 (in the name of Soma Kundu), 3665 (in the name of Jhuma Mallick) & 3666 (in the name of Anjana Saha) as property of L.R. Dag No.- 1357 and they also mutated their names with the local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 91, Green Park Road under present Ward No.- 28 and they also converted the aforesaid landed property from nature of land Danga into BASTU land by dint of Vide Case No. CN/2022/1503/3083 dated 21-11-2022, Case No. CN/2022/1503/3086 dated 21-11-2022 and Case No. CN/2022/1503/3092 dated 21-11-2022 and seized and possessed over the same.

AND WHEREAS another piece of landed property admeasuring an area of 3 Cottahs 14 Chittacks a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, Re. Su. No.- 03, situated at Mouza - Sahara, J.L. No.- 46, under Khatian No.- 413 under 407 appertaining to Dag No.- 637, was jointly owned and possessed by Jahuran Bibi and others.

AND WHEREAS while in joint possession over the said 3 Cottahs 14 Chittacks a little more or less of landed property by virtue of Deed of Conveyance dated 17.01.1968 registered in the office of S.R. Barasat, recorded in Book No.- 1, Vol. No.- 19, Pages - from 66 to 71, Being No.- 527 for the year 1968, for the consideration mentioned therein said Jahuran Bibi and others jointly sold, granted, transferred and conveyed the said 3 Cottahs 14 Chittacks a little more or less of landed property marked as Scheme Plot No.- 13, in favour of one Chitra Basu.

AND WHEREAS while enjoying absolute, peaceful and uninterrupted right, title and interest over the said 3 Cottahs 14 Chittacks a little more or less of landed property by virtue of a Deed of Conveyance dated 30.12.1977 registered in the office of S.R. Barasat, recorded in Book No.- 1, Vol. No.- 99, Pages -from 93 to 97, Being No.- 6261 for the year

1977, for the lawful and adequate consideration mentioned therein aforesaid Chitra Basu sold, granted, transferred and conveyed the said 3 Cottahs 14 Chittacks a little more or less of landed property in favour of Ranjit Kumar Chowdhury. Subsequently he mutated his name with the office of B.L. & L.R.O Barasat - II, under L.R. Khatian No.-1650 as property of L.R. Dag No.- 1346 in place of R.S. Dag No.- 637. He also mutated his name with the local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 127, Green Park Road under present Ward No.- 28.

AND WHEREAS while in absolute possession over the said 3 Cottahs 14 Chittacks a little more or less of landed property by virtue of a Deed of Gift dated 1.09.2021 registered in the office of D.S.R.- II of North 24 Parganas at Barasat recorded in Book No.- I, Vol. No.- 1502-2021, Pages - from 95623 to 95652, Being No.- 150202860 for the year 2021, out of natural love and affection said Ranjit Kumar Chowdhury gifted out the said 3 Cottahs 14 Chittacks a little more or less of landed property in favour of his daughter namely Jayasree Chowdhury, the party of the other part hereinto this indenture. Subsequently she mutated her name with the office of B.L. & L.R.O Barasat -II, under L.R. Khatian No.- 3631 as property of L.R. Dag No.- 1346 and she also mutated her name with the local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 127, Green Park Road under present Ward No.- 28 and seized and possessed over the same.

AND WHEREAS thus the present land owners herein became the owner of the aforesaid landed property and while in peaceful possession they duly vacated the schedule landed property and also amalgamated his two Holdings under Madhyamgram Municipality by executing a Deed of Amalgamation on 22-03-2023 registered in the office of D.S.R.-III, North 24 Parganas. at Barasat, being No. 03624 for the year 2023, recorded in Book- I, Volume No. 1525-2023, Pages from 93941 to 93974 and duly recorded their names in the **Amalgamated Holding No. 91 of Green Park Road, under Ward No. 28.** within the

Sona Kumar Das

local limits of Madhyamgram Municipality which is free from all encumbrances and seized and possessed over the same, which is free from all encumbrances.

AND WHEREAS thus the present land owner became the sole and absolute owner of **ALL THAT** piece and parcel of BASTU landed property admeasuring an area of **13 (Thirteen) Cottahs 04 (Four) Chittacks 14 (Fourteen) Sq.Ft.** a little more or less comprised in Pargana - Anwarpur, Touzi No, 146, Re. Su. No, 03, situated at MOUZA - SAHARA, J.L. No, 46, under Khatian No, 143, 144 & 413 under 407 corresponding Hal L.R. **Khatian Nos, 3631, 3663, 3665 & 3666** appertaining to Dag Nos, 637 & 647 corresponding to Hal L.R. **Dag Nos. 1346 & 1357**, within the local limits of P.S. & Municipality - Madhyamgram, bearing **Amalgamated Holding No. 91 of Green Park Road, under present Ward No, 28**, under the jurisdiction of A.D.S.R.O Bidhannagar, in the District of North 24 Parganas, **TOGETHERWITH** all types of easement rights alongwith all right, title and interest annexed thereto and peacefully seized and possessed over the same.

AND WHEREAS while in peaceful possession present Land Owners/First Parties herein i.e. **SMT. SOMA KUNDU, SMT. JHUMA MALLICK, SMT. ANJANA SAHA & SMT. JAYASREE CHOWDHURY** expressed their desire to develop the said vacant land by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the Developer namely **BENGAL CONSTRUCTION & DEVELOPER**, having **PAN AAMFB9505F**, a Partnership Firm, having its registered office at 1-No. Srinagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, represented by its Partners namely namely **1. SRI TAPAN KUNDU**, having **PAN - AETPK5256M**, having **Aadhaar No. 409415572247**, Son of Late Santipada Kundu, **2. SRI SUJIT MALLICK**, having **PAN - AGVPM1936E**, having **Aadhaar No. 929410861657** Son of Sri Sushil Mallick, both are by faith - Hindu, by Nationality - Indian, by Occupation -Business, both are residing at 1 No. Srinagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, collectively hereinafter referred to as the **DEVELOPER** to develop over the said land by

constructing a proposed multi-storied building thereupon at the cost and expenses of the Developer and after long bi-lateral talks between them the parties have agreed to develop the said premises on the following terms and conditions stipulated herein.

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I : DEFINITION

1. **DEFINITIONS** unless in this Agreement there be something contrary or repugnant to the subject or context :

1.1. **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.

1.2. **LAWYER** shall mean any Advocate duly engaged by the Developer.

1.3. **BUILDING** shall mean the proposed multi-storied building with R.C.C. foundation super structure R.C. columns beams slabs, outside wall of 8" (inches), inside wall 5" (inches) and partition wall 5" (inches) and both side sand and cement plaster coating with putty over the plaster of the building to be constructed on the said premises of the land owner according to the drawing plans and specifications approved and duly signed by the land owner and to be sanctioned by the Madhyamgram Municipality and/ or any authority having competence to do the same and constructed in conformity with the details of construction/ specification given in the Fourth Schedule hereunder written.

1.4. **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned by the competent authority in respect to the said premises for residential cum commercial use and shall include any renewal or amendments hereto and/or modifications thereon made or caused to be made by the developer after due approved and signature of the land owners or any other Government authority at the cost of the Developer.

1.5. **LAND OWNERS** shall mean and include :

1. **SMT. SOMA KUNDU**, having Permanent Account number- **BOKPK1424D**, having Aadhaar No. **2179 7687 5987**, having Voter ID No. **CKW4608329**, Wife of Sri Tapan Kundu, 2. **SMT. JHUMA MALLICK**, having Permanent Account Number- **BMQPM3724A**, having Aadhaar No. **8269 2736 9703**, having Voter ID No. **CKW3278264**, Wife of Sri Sujit Mallick, both are residing at 1 No. Sreenagar, P.O & P.S. - Madhyamgram, District -North 24 Parganas, Kolkata - 700129, 3. **SMT. ANJANA SAHA**, having Permanent Account Number - **BFCPS1352F**, having Aadhaar No. **2914 5705 6268**, having Voter ID No. **TP/D1/009/033670**, Daughter of Adhir Chandra Saha, residing at Flat No. D/10, Third Floor, 5, Barowaritala Road, Belegkata, Kolkata - 700010, 4. **SMT. JAYASREE CHOWDHURY**, having Permanent Account Number **ATSPC4083C**, having Aadhaar No. **3752 0896 3708**, having Voter ID No. **YCW1201433**, Daughter of Sri Ranjit Kumar Chowdhury, residing at Green Park, P.O - Michaelnagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700133, all are by religion - Hindu, by Occupation - Business and Household Duties, Nationality - Indian, hereinafter referred to as the **LAND OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns).

1.6. **DEVELOPER** shall mean and include **BENGAL CONSTRUCTION & DEVELOPER**, having PAN **AAMFB9505F**, a Partnership Firm, having its registered office at 1-No. Srinagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, represented by its Partners namely namely 1. **SRI TAPAN KUNDU**, having PAN - **AETPK5256M**, having Aadhaar No. **409415572247**, Son of Late Santipada Kundu, 2. **SRI SUJIT MALLICK**, having PAN - **AGVPM1936E**, having Aadhaar No. **929410861657** Son of Sri Sushil Mallick, both are by faith - Hindu, by Nationality - Indian, by Occupation -Business, both are residing at 1 No, Srinagar, P.O. & P.S. -

Madhyamgram, Kolkata - 700129, District - North 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression unless excluded by repugnant to the context be deemed to include all their heirs, executors administrators, legal representatives and assigns).

1.7. **PREMISES** shall mean and include ALL THAT piece and parcel of BASTU landed property admeasuring an area of **13 (Thirteen) Cottahs 04 (Four) Chittacks 14 (Fourteen) Sq.Ft.** a little more or less comprised in Pargana - Anwarpur, Touzi No. 146, Re. Su. No. 03, situated at MOUZA - SAHARA, J.L. No. 46, under Khatian No. 143, 144 & 413 under 407 corresponding Hal L.R. Khatian Nos, 3631, 3663, 3665 & 3666 appertaining to Dag Nos, 637 & 647 corresponding to Hal L.R. Dag Nos. 1346 & 1357, within the local limits of P.S. & Municipality - Madhyamgram, bearing **Amalgamated Holding No. 91 of Green Park Road, under present Ward No, 28**, under the jurisdiction of A.D.S.R.O Bidhannagar, in the District of North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto, which is more fully described in the First Schedule herein under written.

1.8. **SUPER BUILT UP AREA** shall mean the 25% of the entire buildup area i.e. the buildup plinth area of any floor or units including the thickness or internal walls and partitions and also including the thickness of the entire wall if it is exclusively surrounding the unit and 50% thereof whenever it is shared in common with any other unit holder and together with proportionate share of the staircase and lift.

1.9. **COMMON FACILITIES** shall mean and include corridors, stairways, roof, lift and other space and facilities, whatsoever required for establishment, enjoyment, maintenance and management of the building as shall be determined by the Architect of the building.

1.10. The name of the said Multi-Storeyed building will be decided by the Developer.

1.11. **LAND OWNERS' ALLOCATION** Shall mean as follows :-

- I. **The land owner No. 1 namely SOMA KUNDU herein** will get :
 - i. A self contained residential flat on the First Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.
 - ii. A self contained residential flat on the First Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.
- II. **The land owner No. 2 namely JHUMA MALLICK herein** will get :
 - i. A self contained residential flat on the Second Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.
 - ii. A self contained residential flat on the Second Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.
- III. **The land owner No. 3 namely ANJANA SAHA herein** will get :
 - i. A self contained residential flat on the Third Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

Soma Kundu

ii. A self contained residential flat on the Third Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

IV. **The land owner No. 4 namely JAYASREE CHOWDHURY, herein will get :**

i. A self contained residential flat on the Ground Floor being No. 4 measuring a covered area about 963 (Super Build-up area about 1334 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

ii. A self contained residential flat on the Second Floor being No. 7 measuring an covered area about 862 (Super Build-up area about 1194 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

iii. A Shop Room on the Ground Floor being No. 1 measuring an covered area about 282 (Super Build-up area about 391 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

iv. A Parking Space on the Ground Floor being No. 3 measuring an area about 120 more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

v. A cash of Rs. 5,00,000/- (Rupees Five Lakh Only).

vi. The Developer will install Personal Electric Meter, Kitchen Granite Top, Varcanda over Grill, Collapsible Gate at main door of the Flats of land owner No. 4 and AC point in all bed rooms of the Flats of land owner No. 4.

vii. The Developer will bear the proportionate cost of the Transformer of the proposed multi storied building and generator for the purpose of common spaces of the proposed multi storied building.

V. Proportionate share of the common area.

As with proportionate undivided rights and interest in the land measuring **13 (Thirteen) Cottahs 04 (Four) Chittacks 14 (Fourteen) Sq.Ft.** on which the said building is erected and built and also rights and obligations in respect of common areas and facilities along with right of easement in all common areas available under the provisions of the West Bengal Apartment Ownership Act, 1972.

It has been clear that all the expenses (viz. personal electric meter & generator charge alongwith any other government charges) related to the owner's allocation will be borne by owner only. Developer will be not responsible for such any charges.

1.12. DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the said multistoried building [save and except the Owners allocation] i.e. the entire constructed area of the said multi-storey building together with undivided proportionate share of land comprised in the premises except the owner's allocation as aforesaid which is more fully described in the Third Schedule written hereunder.

ARTICLE - II : PLAN

2.1. This agreement shall be deemed to have commenced on and with effect from the date of the execution of these presents subject to availability of plan sanction.

2.2. In consultation with a qualified architect a building plan for the said proposed building is prepared and will be sanctioned by the Madhyamgram Municipality and the owner shall extend their co-operation. The owner shall also execute a registered Power of Attorney in favour of the Developer to develop and to represent the owner from time to time before the competent authority/authorities. The developer shall obtain all

permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.

2.3. The Developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

2.4. All application and other necessary papers and document and drawings plans and specification in connection with the construction of the said building shall be signed by the owner and submitted by the Developer who shall pay and bear all fees charges and expenses require to be paid or deposited. And the owner also get permission for Development/Sale permission from the competent authority.

ARTICLE - III : DEVELOPER/PROMOTER'S RIGHTS

3.1. The Developer/Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein.

3.2. The land owner hereby grant subject to what have been hereunder provided, exclusive right to the Developer/Developers to build the proposed new building upon the said premises in accordance with the plan to be sanctioned by the Madhyamgram Municipality and/ or any authority having competence to do the same in the name of the land owners with or without any amendment and/or modification there to made or caused to be made by the parties thereto.

3.3. That Booking from intending purchaser for Developer/Developer's allocation will be taken by the Developer/Developers and the agreement with the intending purchaser will be signed in his own name on behalf of the owners as constituted attorney an **ATTORNEY HOLDER.**

3.4. That the selling rate of the Developer/Promoter's allocation will be fixed by the Developer/Developer without any permission or consultation with the owner. The profit & loss earned from the project will be entirely received or borne by the Developer/Developer and no amount will be adjusted from the owners' allocation on account of loss or vice versa on account of profit from Developer/Promoter's allocation.

3.5. Developer/Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchaser and issue money receipt in its own name and more over take advance of consideration money from the intending purchasers for Developer's allocation only.

3.6. That on completion of the proposed multi-storied building when the flat/flats are ready for giving possession the Developer will hand over the land owners' allocation. The possession letter will be signed and stamped by the Developer/Developer as the representatives and Power of Attorney holder of the owners. The Deed of Conveyance will be signed by the Developer/Promoter on behalf of and as representatives and registered Power of Attorney Holder of the owners and the owners will sign the Deed of Conveyance as Vendor if needed.

3.7. All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners' allocation.

ARTICLE - IV : CONSIDERATION

4.1. The Developer have agreed to build the said proposed building at its own cost and expenses and owners shall not be required to contribute any sums towards the construction of the said building or otherwise.

4.2. In consideration of the owners having agreed to grant exclusive right for developing the said premises in addition to the owners' allocation as herein provided, as mentioned above.

4.3. Apart from the Owner's Allocation, which have already been decided by the Developer and the owner as indicated in first clause of this article, hereinabove written, the Developer have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which is morefully mentioned in the owners allocation as enumerated below.

a) Space allocation to the owners ;

b) Cost charges and expenses incurred for construction, erection and completion of the said new building at the said premises.

c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Madhyamgram Municipality and /or any authority having competence to do the same.

d) Costs, charges and expenses incurred for installation of sewerage, drainage and other connections.

e) Fees payable to architect and the Engineers as also fees payable to the Madhyamgram Municipality for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.

f) Legal expenses incurred and paid for this development agreement.

g) Cost of supervision of construction of the owners' allocation of the said premises.

ARTICLE -V : DEALING OF SPACE IN THE BUILDING

5.1. The Developer shall on completion of the building put the landowner in undisputed possession of the owners' allocation TOGETHERWITH all rights of the common facilities and amenities.

5.2. The owners shall be entitled to transfer or otherwise deal with owners' allocation in the building. The Developer shall not put in any interference by any means with or disturb the quiet and peaceful possession of the Owners' allocation.

5.3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

5.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation shall be in the name of the owners for which purpose the owners undertake to give the developer a Registered Power of Attorney. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land owners.

5.5. The land owner upon receiving possession of owner's allocation shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developer's nominee or nominees in such part or parts of the building, if needed. The owner has agreed to join and execute all such conveyance and conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees/agents of the Developer without claiming anything and the owner's allocation have referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE -VI : POWER AND PROCEDURE

6.1. The owners shall execute and register a Power of Attorney and/or give necessary authority in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance only for Developer's allocation.

ARTICLE -VII : TIME

7.1. That the Developer shall obtain the building plan in respect of the aforesaid land with a view to make a multi-storied building thereon and the Developer shall be bound to complete the owners' allocation within 36 (Thirty Six) months from the date of Starting of construction work of the proposed multi storied building. If the Developer fails to complete the construction within the stipulated period as stated above, the owner shall have every right to take shelter of law against the Developer if necessary. Except in case where the delay is beyond the control of the developer.

ARTICLE -VIII : NEW BUILDING

8.1. The Developer shall at its own costs construct and complete the new multi-storey building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect and approved by the Developer from time to time.

8.2. The Developer shall install, erect in the building pump, water storage tank, lift, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and until permanent electric connection is obtained temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis.

8.3. It is mentioned that the developer shall obtain the electricity connection of the entire building from W.B.S.E.D.C.L. including land owners' allocation and all the flat owners shall pay the proportionate amount of total cost to the developer for the said electric connection including all expenses of the electric meter and transformer connection in his respective flats.

8.4. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the owners shall bear no responsibility in this context.

8.5. The owner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of registration of this. It is further agreed by and between the parties that the owner shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of registration of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the Developer from the date of registration of these presents upto the date of handing over owners' allocation and handing over the possession of the owners' allocation and the owner after handing over the Owner's allocation, shall borne in proportionate share all Municipal and other taxes respectively.

ARTICLE - IX ; OWNER'S RIGHT & REPRESENTATIONS

9.1. The owners shall deliver peaceful vacant khas possession of the said premises to the developer on the date of execution of this agreement along with all necessary original documents in respect of the land required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building and the developer shall issue a letter confirming such delivery of possession by the owners to the developed.

9.2. The said premises is free from all encumbrances and the owners have a good and lawful marketable title in respect of the said premises including above and the owner shall be held solely responsible for any sort of dispute and/or defect in respect of the right, title and interest of the owners and in that event the Developer shall have every right to cancel this agreement and address their grievances before the proper forum.

9.3. That the owners shall hand over all the necessary original documents to the Developer for obtaining the sanctioned plan for the completion of the proposed multi storied building at the time of execution of this agreement.

9.4. To make the payment of all the arrears of land revenue property tax, municipal tax including interest and penalty till the date of the agreement.

9.5 That the Landowner shall hand over the vacant peaceful possession of the said landed property in favour of the Developer/Developers and shall remain fully liable for all its acts, deeds and things whatsoever.

ARTICLE - X : COMMON FACILITIES

10.1. The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of executing this agreement.

10.2. The owner and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concerned authority or otherwise as may be mutually agreed upon between the owners and the developer.

10.3. As and from date of service of notice of possession/possession letter the owner shall also be responsible to pay and bear and shall pay to the Owner Association of this building, the service charges for the common facilities in the new building payable in respect of the owners' allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

10.4. Any transfer of any part of the owners' allocation in the new building shall be subject to the other provision thereof and the owner shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.

ARTICLE - XI : OWNERS' OBLIGATION

11.1. The owners' allocation in the building shall be subject to the same restrictions and use as applicable to the developers allocation in the building intended for common floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the others and/or the occupants of the building indemnified from and against the consequence of any breach.

11.2. The owner shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon his owners' allocation and every part thereof for the purpose of maintenance or remaining any part of the building and/or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and or for the similar purpose.

11.3. The Owners takes responsibilities as regards title to the said property or completes with any statutory obligations.

11.4. That not to cause any illegal, immoral, unjust interference or hindrance in the construction of the building by the Developer.

11.5. That if any dispute arises regarding the title of the aforesaid landed property, then the Land Owners shall pay demurrage to the Developer forthwith and this agreement for the Developer shall be treated as cancelled.

ARTICLE - XII : COMMON RESTRICTIONS

12.1. The owner hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include as following

12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

12.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of others in this behalf.

12.4. Neither party shall transfer or permit to transfer of his respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and/or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in his possession.

12.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws bye laws and regulations.

12.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances of the building at the said premises by the Developer.

12.7. The owner hereby agree and covenant with the developer not to do any act, deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion of the building at the said premises.

ARTICLE - XIII ; DEVELOPER'S OBLIGATION

13.1. The developer hereby agrees and covenants with the owner not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

13.2. The developer hereby agrees and covenants with the owner not to do any act, deed or things whereby the owner is prevented from enjoying, selling assigning and/or disposing of any owners' allocation in the building at the said premises.

13.3 The Developer shall demolish all the existing building/structure standing upon the First Schedule property out of his own cost and expenses and the developer shall entitle to use/convey/utilize those building materials for his own purpose, if any.

ARTICLE - XIV : OWNER'S INDEMNITY

14.1. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer performs and fulfill the terms and conditions herein contained and/or its part to be observed and performed and also indemnifies the Developer from all the defect and/or deficiency of the right, title and interest of the Land owners.

14.2. The owner herein shall execute and Registered a Power of Attorney in favour of the Developer herein in respect of the land mentioned in the First Schedule written hereunder.

ARTICLE - XV : DEVELOPER'S INDEMNITY

15.1. The developer hereby undertakes to keep the owner indemnified against all third party claim and actions arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

15.2. The developer hereby undertakes to keep the owner indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein.

ARTICLE - XVI : MISCELLANEOUS

16.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

16.2. It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owner hereby undertake to do all such acts, deeds, matters and things and when required and the owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owners also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

16.3. The owner shall not be liable for any income tax wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of

the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

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

16.5. The developer and the owner shall mutually decided for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

16.6. That the Developer shall bear cost of completion certificate for obtaining the same from the Madhyamgram Municipality.

ARTICLE - XVII : LEGAL ACTION

17.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitration and Conciliation Act, 1996. On the other hand both parties shall have every right to take shelter of law against each and other for violating the terms and conditions of this Agreement.

ARTICLE - XVIII : FORCE MAJEURE

18.1. The parties shall not be considered to be liable for any obligations hereunder to the extent that performance of relating obligations prevented by the existence of the force

majeure and shall be suspended for the obligation during the duration of the force majeure.

18.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the project land to be develop)

ALL THAT piece and parcel of BASTU landed property admeasuring an area of 13 (Thirteen) Cottahs 04 (Four) Chittacks 14 (Fourteen) Sq.Ft. a little more or less comprised in Pargana - Anwarpur, Touzi No, 146, Re. Su. No, 03, situated at MOUZA - SAHARA, J.L. No, 46, under Khatian No, 143, 144 & 413 under 407 corresponding Hal L.R. Khatian Nos. 3631 (in the name of JAYASREE CHOWDHURY), 3663 (in the name of SOMA KUNDU), 3665 (in the name of JHUMA MALLICK) & 3666 (in the name of ANJANA SAHA), appertaining to Dag Nos, 637 & 647 corresponding to Hal L.R. Dag Nos. 1346 & 1357, within the local limits of P.S. ^{Airport} & Municipality - Madhyamgram, bearing Amalgamated Holding No. 91 of Green Park Road, under present Ward No, 28, under the jurisdiction of A.D.S.R.O Bidhannagar, in the District of North 24 Parganas, **TOGETHERWITH** all types of easement rights alongwith all right, title and interest annexed thereto. The annexed fingerprints and Colour photographs of the parties herein shall be treated as a part of this, being butted and bounded as follows :-

ON THE NORTH :- 10 Feet wide Road.

ON THE SOUTH :- 14 Feet wide Road.

ON THE EAST :- Scheme Plot Nos, 7&14. & P.S. Dag No - 647

ON THE WEST :- Scheme Plot Nos. - 9 & 12. & P.S. Dag No - 647

Soma Kundu
Soma Kundu

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNERS' ALLOCATION Shall mean as follows :-

I. The land owner No. 1 namely SOMA KUNDU herein will get :

i. A self contained residential flat on the First Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

ii. A self contained residential flat on the First Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

II. The land owner No. 2 namely JHUMA MALLICK herein will get :

i. A self contained residential flat on the Second Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

ii. A self contained residential flat on the Second Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

III. The land owner No. 3 namely ANJANA SAHA herein will get :

i. A self contained residential flat on the Third Floor being No. 3 measuring an covered area about 766 (Super Build-up area about 1061 Sq.Ft.) more or less, out of the

Soma Kundu

said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

ii. A self contained residential flat on the Third Floor being No. 4 measuring an covered area about 949 (Super Build-up area about 1315 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

IV. The land owner No. 4 namely JAYASREE CHOWDHURY, herein will get :

i. A self contained residential flat on the Ground Floor being No. 4 measuring a covered area about 963 (Super Build-up area about 1334 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

ii. A self contained residential flat on the Second Floor being No. 7 measuring an covered area about 862 (Super Build-up area about 1154 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

iii. A Shop Room on the Ground Floor being No. 1 measuring an covered area about 282 (Super Build-up area about 391 Sq.Ft.) more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

iv. A Parking Space on the Ground Floor being No. 3 measuring an area about 120 more or less, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

v. A cash of Rs. 5,00,000/- (Rupees Five Lakh Only).

vi. The Developer will install Personal Electric Meter, Kitchen Granite Top, Varendra cover Grill, Collapsible Gate at main door of the Flats of land owner No. 4 and AC point in all bed rooms of the Flats of land owner No. 4.

vii. The Developer will bear the proportionate cost of the Transformer of the proposed multi storied building and generator for the purpose of common spaces of the proposed multi storied building.

V. Proportionate share of the common area.

As with proportionate undivided rights and interest in the land measuring 13 (Thirteen) Cottahs 04 (Four) Chittacks 14 (Fourteen) Sq.Ft. on which the said building is erected and built and also rights and obligations in respect of common areas and facilities along with right of easement in all common areas available under the provisions of the West Bengal Apartment Ownership Act, 1972.

It has been clear that all the expenses (viz. personal electric meter & generator charge alongwith any other government charges) related to the owner's allocation will be borne by owner only. Developer will be not responsible for such any charges.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the said multistoried building [save and except the Owners' allocation] i.e. the entire constructed area of the said multi-storey building together with undivided proportionate share of land comprised in the premises except the owner's allocation as aforesaid which is more fully described in the Third Schedule written hereunder. (Be it mutually agreed that if at any subsequent stage a further storey or storey's over and above the pattern sanctioned by the local authority it will be treated as Developer's Allocation).

THE FOURTH SCHEDULE REFERRED TO ABOVE

[Specification]

NATURE OF CONSTRUCTION	R.C.C. Column, structure, with 8" thick external and 5" thick brick partition walls, inside will be finished by cement and finished with Putty and outer walls will be plastered and finished with cement based paints. The height of each floor will be as per established rules.
WINDOWS	Windows shall be made by M/S Steel / Aluminums fitted with sliding glass panels (Power Coated Aluminum window sliding type with min 5mm glass panels).
ELECTRIC LINE/ CONNECTIONS	Switches of good quality make. PVC conduit pipes concealed with copper wiring of good quality in all rooms, kitchen and toilets for geyser. Adequate number of points in all rooms/other areas. Call bell points at the entrance. T.V. points in living room and one bed room, external lighting with water tight fittings and internal roads and exhaust fan point in all kitchens, exhaust fan points in all toilet etc.
DOORS	<ol style="list-style-type: none">1. Solid core flush laminated door.2. Sal/Kapur wood door frame as approved by the architect.3. Anodized tower bolt 8" long from inside.4. Electric bell point.
WATER SUPPLY	Water supply to the respective flat from internal water resources.
TOILET / TOILETS	The floors of the toilet / toilets shall be covered with Floor Marble/Mat finished tile and all the walls should be covered with Premium quality Ceramic Tiles (Developer Choice) up to 6'-00" high, and one Commode (English Pattern) for one toilet flat and in

	<p>case there is any option / provision for two Toilets, that case the other one will be Pan' (Indian Pattern) and all the CP fittings shower in master Toilet with concealed pipe line for hot and cold water in shower and basin, provision of geysers with concealed pipe line with P.V.C. shutter with P.V.C. frames.</p>
KITCHEN	<p>Cooking platform and stainless steel sink and the dado of cooking platform will be built with ceramic tiles. Counter table with polished black stone top. Ceramic tiles upto 2' height of counter table.</p>
FLOOR	<p>Floors of all rooms will be finished with Vitrified tiles. Staircase will be covered with Kota stone, with marble flooring and marble skirting where required. should be complete with sand-cement plaster and Snow Sam coating thereof.</p>
EXTRA WORK	<p>Any work other than standard specification shall be charged extras decided by Developer's authorized engineers and such amount will be deposited before the execution of work.</p>
EXTRA COMMON FACILITIES	<ol style="list-style-type: none"> 1. Main gate of the said premises and common passage. 2. Installation of common services viz electricity, water pipes, sewerage, chains, rain water pipes. 3. Water pump with motor and pump house. 4. Reservoir on the roof. 5. 24 hours supply of water from overhead tank to the respective flats. 6. Lighting in the common space, passage, staircase, including fixture and fittings. 7. Staircase of all the floors will be finished with Marble.

	<p>8. Common electric meter and box. Provision for separate electric meter for each flat for installation at the const of flat owners.</p> <p>9. Elevator (if provided) : 5 passenger elevator of good quality.</p>
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AND WHEREAS the Owners have agreed to authorize the Developers to develop the said land described in the Schedule in accordance with the Plan for the purpose of sale of flats, garage, Car Parking Spaces, Shop etc. and the owner(s) has agreed to execute and join in execution of the sale Deeds in favour of the intending buyers of the Flats, Garage, car parking area, shop etc. to be constructed.

AND WHEREAS the Owners have undertaken to take the necessary permission of the Urban Land authorities clearance certificate, from the Income Tax Authorities and necessary permission from the authorized officer appointed under the State Laws and Municipalities in connection to the development and construction of the said Multi-storied building and to comply with all other provisions of law, both Central and State.

IN WITNESS WHEREOF both the parties hereto (i.e. Owners & Developers herein) have gone through the subject matter of this Deed of Joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of WITNESSES:

Hara Prasad Ghosh
1. Barasat Court
K01-700124

2. Surjit Ghosh
Barasat Court
K01-144

1. Soma Kundu
2. Jhuma Mallick
3. Anjana Laha
4. Jayasree Choudhury.

SIGNATURE OF THE LAND OWNER

Drafted by:



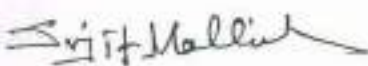
Advocate,

09/08/2023

Judges' Court Barasat.

ANNEWSHA DUTTA
Advocate
District Judges' Court, Barasat
En. No. - F/1869/1538/2011

BENGAL CONSTRUCTION & DEVELOPER

1. Tapan Kundu.
2. 

Partners

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED the total non-refundable consideration money of Rs. 5,00,000/- (Rupees Five Lakh Only) paid in favour of land owner No. 4 i.e. JAYASREE CHOWDHURY in whole by several modes hereunder mentioned from the within named Developer :-

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>
09-08-2023	Bank Transfer	Rs. 5,00,000/-
	Total	Rs. 5,00,000/- (Rupees Five Lakh Only)

Witnesses:-

1. Hara Prasad Ghosh
Barasat Judge's Court
KOL:- 700124

" BENGAL CONSTRUCTION & DEVELOPER "

1. Tapan Kundu.

2. Sumit Ghosh
Barasat Court
KOL-124

2. Srijit Mallik

PARTNERS

Signature of the Land Owners

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



192023240161831221

GRN Details

GRN:	192023240161831221	Payment Mode:	Online Payment
GRN Date:	08/08/2023 17:14:57	Bank/Gateway:	State Bank of India
BRN :	CKX6648463	BRN Date:	08/08/2023 17:20:30
GRIPS Payment ID:	080820232016183121	Payment Init. Date:	08/08/2023 17:14:57
Payment Status:	Successful	Payment Ref. No:	2001969587/6/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	BENGAL CONSTRUCTION&DEVELOPER
Address:	1-NO,SRINAGAR PS MADHYAMGRAM, West Bengal, 700129
Mobile:	7980844004
Contact No:	9062056526
Depositor Status:	Buyer/Claimants
Query No:	2001969587
Applicant's Name:	Smt Annewsha Dutta
Identification No:	2001969587/6/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	08/08/2023
Period To (dd/mm/yyyy):	08/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001969587/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2001969587/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

PAID

SITE PLAN OF THE LAND ON R.S. DAG NOS.- 637 & 647, L.R. DAG NOS.- 1346 & 1357, L.R. KHATIAN NOS.- 3631, 3663, 3665 & 3666, MOUZA- SAHARA, J.L. NO.- 46, RE. SU. NO.- 03, HOLDING NO.- 91, GREEN PARK ROAD, WARD NO.- 28 P.S.- AIRPORT, DIST.- NORTH 24 PARGANAS, UNDER MADHYAMGRAM MUNICIPALITY.



Sarathi Mukhopadhyay
Sarathi Mukhopadhyay
Civil Engineer,
L.No. MM/LBS-I/008/2016-17



1. Tapan Kundu.

2. Sjit Mallik

SIGNATURE OF DEVELOPER

1. Soma Kundu

2. Jhuma Mallick,

3. Anjana Saha

4. Jayasree Chowdhury

SIGNATURE OF OWNERS

SITE PLAN
SCALE 1:400

H. NO.	STREET NAME	NAME OWNERS	TOTAL LAND AREA (MORE OR LESS)
91	GREEN PARK ROAD	SOMA KUNDU, JHUMA MALLICK, ANJANA SAHA & JAYASREE CHOWDHURY	13K.- 04 CH.- 14 SFT.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Jayasree Chowdhury

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Jayasree Chowdhury

Jayasree Chowdhury
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : TAPAN KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Tapan Kundu
ডান হাত

Tapan Kundu
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SUJIT MALLICK

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sujit Mallik

Sujit Mallik
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Soma Khuntia

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Soma Khuntia

Soma Khuntia
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Jhuma Mallick

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Jhuma Mallick

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Jhuma Mallick
Signature of the Presentant

(3) Name : Anjana Saha

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Anjana Saha

Anjana Saha
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Soma Kundu

In case this card is lost / found, kindly inform / return to :
Excise Tax PAN Services Unit, UTIITS
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा एकाईटि, UTIITS
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BMQPM1724A



नाम / Name
JHUMA MALLICK

पता / Address
GOVINDA NAGAR
GOVINDA NAGAR

संस्थापक /
Created By
11/01/2011

संस्थापक /
Created By
11/01/2011

1437021

यदि कार्ड खोले/खोले हुए प्रकार का कार्ड/संख्या
नियमित रूप से जारी नहीं है, तो इसे एक एक
कोड के साथ, प्रमाणित करें।
संख्या 001, सत्र 0000/00
संख्या 000000, संख्या 0000/00
पी - 000/000

If this card is not a permanent card or found,
please inform the following
address: PAN Services Unit, S.I.E.U.
4th Floor, Market Street,
East Block, Survey No. 20/1A,
Model Colony, Sector 1, Connaught Place,
New Delhi - 110 028

Tel: 011-26109000, 26109001, 26109002
E-mail: pan@iceg.gov.in



Thoma Mallick



Anjana Saha

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

JAYASREE CHOWDHURY
 RANJIT KUMAR CHOWDHURY

20/05/1993
 Permanent Account Number
ATSPC4083C

Signature 



आयकर विभाग, परमपत्रांकन विभाग, भारत
 आयकर विभाग, परमपत्रांकन विभाग
 भारत सरकार, नया दिल्ली
 भारत, पिन-110 045

Income Tax Department, Permanent Account Number
 Department of Income Tax
 Income Tax (AN) Services Unit (N.D.)
 3rd Floor, Sophie Chambers
 New Causeway Telephone Exchange
 Bazar, Pin-110 045

Tel No. 23019801/23019802/23019803
 e-mail:atn@india.gov.in

Jayasree Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN KUNDU

SANTI KUNDU

03/11/1972

Permanent Account Number

AETPK5256M

Kundu

Tapan Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGVPM1936E



नाम / Name
SUJIT MALLICK

पिता का नाम / Father's Name
SUSHIL MALLICK

जन्म की तारीख /
Date of Birth
15/06/1976

हस्ताक्षर / Signature

06112021

यह कार्ड के खोने/जाने पर तुरन्त सूचित करें/सूचित करें।
अथवा निम्न प्रकार, इस कार्ड के खोने
की सूचना दें, यदि सूचित करें।
प्लॉट नं. 341, सर्वे नं. 977A,
मोदी कॉलोनी, नज़द डीप बंगला चौक के पास,
पिन - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
4th Floor, Market Street,
Plot No. 341, Survey No. 977A,
Modi Colony, Near Deep Banglow Chowk,
Pin - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: rtrinfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-1525-10088/2023	Date of Registration	09/08/2023
Query No / Year	1525-2001969587/2023	Office where deed is registered	
Query Date	01/08/2023 10:48:01 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Annewsha Dutta District Judges Court, Barasat, MOBILE NO - 8902641868, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9062056526, Status : Advocate.		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,11,06,517/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urta area)		


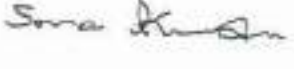
Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Green park (Sahara), Mouza: Sahara
 JI No: 46, Pin Code : 700133

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1357 (RS :-)	LR-3663	Bastu	Bastu	3 Katha 2 Chatak 4.66667 Sq Ft		26,21,048/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-1357 (RS :-)	LR-3665	Bastu	Bastu	3 Katha 2 Chatak 4.66667 Sq Ft		26,21,048/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-1357 (RS :-)	LR-3666	Bastu	Bastu	3 Katha 2 Chatak 4.66667 Sq Ft		26,21,048/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L4	LR-1346 (RS :-)	LR-3631	Bastu	Bastu	3 Katha 14 Chatak		32,43,373/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			21.8946Dec	0 /-	111,06,517/-	
		Grand Total :			21.8946Dec	0 /-	111,06,517/-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SOMA KUNDU (Presentant) Wife of Tapan Kundu Executed by: Self, Date of Execution: 09/08/2023 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office	 09/08/2023	 LTI 09/08/2023	 09/08/2023

1 No. Sreenagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen India, PAN No.:: BOxxxxxx4D, Aadhaar No: 21xxxxxxxx5987, Status :Individual, Executed by: S
 Date of Execution: 09/08/2023
 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office

2

Name	Photo	Finger Print	Signature
JHUMA MALLICK Wife of Sujit Mallick Executed by: Self, Date of Execution: 09/08/2023 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office	 09/08/2023	 LTI 09/08/2023	 09/08/2023

1 No. Sreenagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen c India, PAN No.:: BMxxxxxx4A, Aadhaar No: 82xxxxxxxx9703, Status :Individual, Executed by: S
 Date of Execution: 09/08/2023
 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office

3

Name	Photo	Finger Print	Signature
ANJANA SAHA Daughter of Adhir Chandra Saha Executed by: Self, Date of Execution: 09/08/2023 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office	 09/08/2023	 LTI 09/08/2023	 09/08/2023

Flat No. D/10, Third Floor, 5, Barowaritala Road, Belegghata, City:- , P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx2F, Aadhaar No: 29xxxxxxxx6268, Status :Individual, Executed by: Self, Date of Execution: 09/08/2023
 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
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 Date of Execution: 09/08/2023
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2



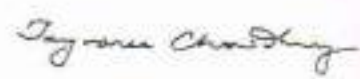
Name	Photo	Finger Print	Signature
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Name	Photo	Finger Print	Signature
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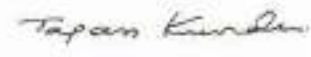


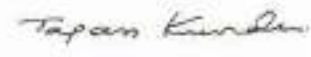


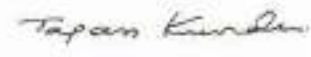


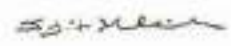


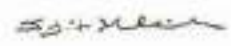


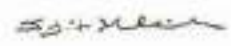
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 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
JAYASREE CHOWDHURY Daughter of Ranjit Kumar Chowdhury Executed by: Self, Date of Execution: 09/08/2023 Admitted by: Self, Date of Admission: 09/08/2023, Place : Office	 <small>09/08/2023</small>	 <small>LTI 09/08/2023</small>	 <small>09/08/2023</small>
Green Park, City:- , P.O:- Michael Nagar, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx3C, Aadhaar No: 37xxxxxxxx3708, Status :Individual, Executed by: Self, Date of Execution: 09/08/2023 , Admitted by: Self, Date of Admission: 09/08/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL CONSTRUCTION & DEVELOPER 1-No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :












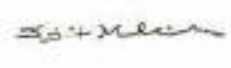


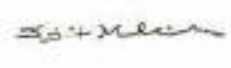


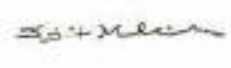
Sl No	Name,Address,Photo,Finger print and Signature												
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Name	Photo	Finger Print	Signature										
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09/08/2023	LTI 09/08/2023	09/08/2023	
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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL CONSTRUCTION & DEVELOPER 1-No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, PAN No.: AAxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

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Aug 9 2023 3:54PM	LTI 09/08/2023	09/08/2023															
1 No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx6M, Aadhaar No: 40xxxxxxxx2247 Status : Representative, Representative of : BENGAL CONSTRUCTION & DEVELOPER (as Partner)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SUJIT MALLICK Son of Sushil Mallick Date of Execution - 09/08/2023, , Admitted by: Self, Date of Admission: 09/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 9 2023 2:55PM</td> <td>LTI 09/08/2023</td> <td>09/08/2023</td> <td></td> </tr> <tr> <td colspan="4"> 1 No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx6E, Aadhaar No: 92xxxxxxxx1657 Status : Representative, Representative of : BENGAL CONSTRUCTION & DEVELOPER (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	SUJIT MALLICK Son of Sushil Mallick Date of Execution - 09/08/2023, , Admitted by: Self, Date of Admission: 09/08/2023, Place of Admission of Execution: Office				Aug 9 2023 2:55PM	LTI 09/08/2023	09/08/2023		1 No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx6E, Aadhaar No: 92xxxxxxxx1657 Status : Representative, Representative of : BENGAL CONSTRUCTION & DEVELOPER (as Partner)			
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Applicant Details :

	Photo	Finger Print	Signature
Paraprasad Ghosh Son of Late Amrital Ghosh Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN:- 700124			
	09/08/2023	09/08/2023	09/08/2023

Identifier Of SOMA KUNDU , JHUMA MALLICK, ANJANA SAHA , JAYASREE CHOWDHURY , TAPAN KUNDU , SUJIT MALLICK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SOMA KUNDU	BENGAL CONSTRUCTION & DEVELOPER-5.16694 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JHUMA MALLICK	BENGAL CONSTRUCTION & DEVELOPER-5.16694 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ANJANA SAHA	BENGAL CONSTRUCTION & DEVELOPER-5.16694 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JAYASREE CHOWDHURY	BENGAL CONSTRUCTION & DEVELOPER-6.39375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Green park (Sahara), Mouza: Sahara
 JI No: 46. Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1357, LR Khatian No:- 3663	Owner:সোমা কুন্ডু , Gurdian:তপন কুন্ডু, Address:১ নং শ্রীনগর,মধ্যমগ্রাম , Classification:ভাসা, Area:0.05180000 Acre,	SOMA KUNDU
L2	LR Plot No:- 1357, LR Khatian No:- 3665	Owner:খুমা মল্লিক, Gurdian:সুজিত মল্লিক, Address:লিড , Classification:ভাসা, Area:0.05180000 Acre,	JHUMA MALLICK
L3	LR Plot No:- 1357, LR Khatian No:- 3666	Owner:অননা সাহা, Gurdian:অধীর চন্দ্র সাহা, Address:লিড , Classification:ভাসা, Area:0.05180000 Acre,	ANJANA SAHA

14

LR Plot No:- 1346, LR Khatian
No:- 3631Owner: জয়শ্রী চৌধুরী , Gurdian: রমিত
চৌধুরী, Address: নিজ ,
Classification: বাস, Area: 0.06000000
Acre,Seller is not the recorded Owner as
per Applicant.

Endorsement For Deed Number : I - 152510088 / 2023

On 09-08-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:31 hrs on 09-08-2023, at the Office of the D.S.R. - III NORTH 24-PARGANAS b/ SOMA KUNDU , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1.11.06.517/-

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

Execution is admitted on 09/08/2023 by 1. SOMA KUNDU , Wife of Tapan Kundu , 1 No. Sreenagar, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. JHUMA MALLICK, Wife of Sujit Mallick , 1 No. Sreenagar, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. ANJANA SAHA , Daughter of Adhir Chandra Saha , Flat No. D/10, Third Floor, 5, Barowaritala Road, Belegghata, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, b Profession Business, 4. JAYASREE CHOWDHURY , Daughter of Ranjit Kumar Chowdhury , Green Park, P.O: Midl Nagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business

Identified by Haraprasad Ghosh, , , Son of Late Amritalal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , Nor 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-08-2023 by TAPAN KUNDU , Partner, BENGAL CONSTRUCTION & DEVELOPER (Partnership Firm), 1-No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas V Bengal, India, PIN:- 700129

Identified by Haraprasad Ghosh, , , Son of Late Amritalal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , Nor 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-08-2023 by SUJIT MALLICK , Partner, BENGAL CONSTRUCTION & DEVELOPER (Partnership Firm), 1-No. Srinagar, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, V Bengal, India, PIN:- 700129

Identified by Haraprasad Ghosh, , , Son of Late Amritalal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , Nor 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- , E = Rs 21.00 , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W/E Online on 08/08/2023 5:20PM with Govt. Ref. No: 192023240161831221 on 08-08-2023, Amount Rs: 5,021/-, Bank State Bank of India (SBIN0000001), Ref. No. CKX6648463 on 08-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp
5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1486, Amount: Rs.5,000.00/-, Date of Purchase: 09/08/2023, Vendor name Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Court
Online on 08/08/2023 5:20PM with Govt. Ref. No: 192023240161831221 on 08-08-2023, Amount Rs: 15,02
State Bank of India (SBIN0000001), Ref. No. CKX6648463 on 08-08-2023, Head of Account 0030-02-103-00

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NCRT
PARGANAS
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
ed in Book - I
e number 1525-2023, Page from 257484 to 257539
g No 152510088 for the year 2023.



Dilip Kumar Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2023.08.09 16:42:22 -07:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 2023/08/09 04:42:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Description of The Land:

Mouza – sahara

J.L. No. 46

Touzi No. 146

L.R. Dag No. 1346 & 1357

L.R. Kh. No. 3631, 3663, 3665,
3666

Area of Land 13 Katha 4 Chittak
14 sq.ft

Description of the Deed :

Deed No. -I-10088/23

For the year 2023,

Book No. - I,

Volume No. - 1525- 2023,

Pages from – 257484 to 257539