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D-0054/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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04/01/23

It is certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Aadl. District Sub-Registrar
Sonarpur, South 24 Parganas

04 JAN 2023

THIS AGREEMENT made at Kolkata on this the 4th day of January Two Thousand and Twenty Three.

BETWEEN

No. 343

Date 03-01-2023

Rs. 5000/-

Name

Address

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

T. K. Chakraborti
Advocate
Baruipur Court



Advt. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

04 JAN 2023

Sathi var (du)
w/o Palankh Sarkar
Baruipur court

(1) **SMT. SIKHA KARMAKAR, (having PAN-AOCPK3801M & Phone-9143888449) (Aadhaar No.3342 1726 3274)**, wife of Sri Dipak Karmakar, by faith-Hindu, by Nationality-Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C. Mallick Road, P.O. & P.S. Jadavpur, Kolkata-700032 (2)**MISS PURABI DEY, (having PAN-ALNPD9604P & Phone-7001553881) (Aadhaar No.9734 7281 5820)**, daughter of Late Samarendra Nath Dey, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 3/36A/1, Vidyasagar, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal heirs and assigns) of the **ONE PART**

AND

(2) **M/S. PARADISE LAND & HOUSING CO. (having PAN-AIEPK9983A)** a proprietorship Firm, having its office at 1D, Milan Park, P.O. Garia, P.S. Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sole proprietor, **SRI DIPAK KARMAKAR, (having PAN-AIEPK9983A & Phone-9831007742) (Aadhaar No.2950 7807 3688)**, son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C.Mallick Road, P.O. & P.S. Jadavpur, Kolkata-700032 hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and his heirs, executors, administrators, legal heirs and assigns) of the **OTHER PART**.

1. Subject Matter of Agreement:

Agreement relating to development of **ALL THAT** piece and parcel of Bastu land measuring more or less 20 Cottahs 14 Chattaks 13 Sq.ft. of Phase-II along with Proposed (G+IV) storied building to be constructed therein situated and lying at Mouza-Jagaddal, J.L.No.71, R.S.No. 233, Touzi Nos.151, 23, 69, Pargana- Magura, A.D.S.R. office and P.S. Sonarpur, comprising in R.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515, Holding No. 86, Tarafdarpara Road, Ward No.25, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Kolkata-700151, District-South 24-Parganas,(hereinafter called the said premises) fully described in the First Schedule hereunder written.

2. Background:

2.1 W H E R E A S One Mrityunjoy Dutta, son of Late Sudhir Chandra Dutta was seized and possessed of or otherwise well and sufficiently entitled to all that bastu land measuring 132 decimals in Dag No.1002 of Khatian No. 1117, Mouza-Jagaddal, J.L.No.71 and had been paying Govt. Rent thereof and enjoying every rights title and interest over the aforesaid property without interruption, claim and demand whatsoever.

2.2 AND WHEREAS the said Sri Mrityunjoy Dutta sold, transferred and conveyed the land measuring 132 decimals in Dag No.1002 of Khatian No.1117 of Jagaddal Mouza on 16/08/1954 to Sri Sailendra Nath Mallick, son of Late Nani Gopal Mallick, registered at S.R.Baruipur office and recorded in Book No.1, Volume No.56, Pages-228 to 229, being No.5214 for the year 1954. And

after purchasing, said Sailendra Nath Mallick got the property recorded in his name sixteen annas share in Revisional Settlement records of rights and he had been paying Govt. Rent thereof an enjoying every rights title and interest over the aforesaid property without interruption, claim, demand whatsoever.

2.3AND WHEREAS the said Sri Sailendra Nath Mallick sold, transferred and conveyed the land measuring more or less 7 Cottahs 7 Chattaks out of 132 decimals in Dag No.1002 of Khatian No.1117 of Jagaddal Mouza on 14/02/1989 to Sri Beni Gopal Saraf, son of Sri Shyam Lal Saraf, registered at A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.16, Pages-25 to 31, being No.746 for the year 1989.

2.4AND WHEREAS the said Sri Sailendra Nath Mallick sold, transferred and conveyed the land measuring more or less 7 Cottahs 7 Chattaks, out of 132 decimals in Dag No.1002 of Khatian No.1117 of Jagaddal Mouza on 16/02/1989 to Miss Nidhi Saraf, daughter of Sri Beni Gopal Saraf, registered at A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.17, Pages- 280 to 286, being No.836 for the year 1989.

2.5AND WHEREAS That the said Sri Sailendra Nath Mallick sold, transferred and conveyed the land measuring more or less 2 Cottahs 13 Chattaks, out of 132 decimals in Dag No.1002 of Khatian No.1117 of Jagaddal Mouza on 17/04/1989 to Sri Beni Gopal Saraf, son of Sri Shyam Lal Saraf, registered at A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.44, Pages- 1 to 3, being No.2174 for the year 1989.

2.6AND WHEREAS the said Sailendra Nath Mallick, son of Late Nani Gopal Mallick intestate on 24/03/2015 leaving behind his wife Smt. Karuna Mallick, four sons, Sri Pradip Kumar Mallick, Sri Prosanta Kumar Mallick, Sri Sushanta Kumar Mallick, Sri Kamal Kanta Mallick and four daughters, namely, Smt. Kalpana Mondal, Smt. Sova Banik alias Jaya Banik, Smt. Abha Ghosh, Smt. Mahamaya Saha as his sole legal heirs and successors of Late Sailendra Nath Mallick and each having undivided 1/9th share of the total property.

2.7AND WHEREAS the said Pradip Kumar Mallick, son of Late Sailendra Nath Mallick intestate on 24.9.2012 leaving behind his wife Smt. Rina Mallick and one daughter Smt. Tanimaha as his legal heirs and successors and each having undivided 1/2nd share of undivided 1/9th undivided share of Late Pradip Kumar Mallick.

2.8AND WHEREAS the said Sri Beni Gopal Saraf, son of Late Shyamlal Saraf sold, transferred and conveyed the land measuring more or less 14 Chattaks 13 Sq.ft. of R.S.Dag No.1002, L.R.Dag No.1164 of R.S.Khatian No.1117, L.R.Khatian No.1456 of Jagaddal Mouza, J.L.No.71 on 27/05/2015 to (1) M/S. PARADISE LAND & HOUSING CO, a proprietorship business of Dipak Karmakar, (2) Miss Purabidey and (3) Smt. Sikha Karmakar, (Purchasers therein also OWNERS & Developer herein) registered at D.S.R –IV, Alipore and recorded in Book No.I, Volume No.1604-2015, Pages from 2755 to 2780, being No.04190 for the year 2015.

2.9AND WHEREAS That the said Smt. Karuna Mallick, Sri Prosanta Kumar Mallick, Sri Sushanta Kumar Mallick, Sri Kamal Kanta Mallick, Smt. Kalpana Mondal, Smt. Sova Banik alias Jaya Banik, Smt. Abha Ghosh, Smt. Mahamaya Saha, Smt. Rina Mallick and Smt. Tanimaha jointly sold, transferred and conveyed the land measuring more or less 7 Cottahs of R.S.Dag No.1002, L.R.Dag No.1164 of R.S.Khatian No.1117, L.R.Khatian No.1456 of Jagaddal Mouza, J.L.No.71 on 27/05/2015 to (1) M/S. PARADISE LAND & HOUSING CO, a proprietorship firm, (2) Miss

Purabi Dey and (3) Smt. SikhaKarmakar (Purchasers therein also Owners & Developer herein) registered at D.S.R –IV, Alipore and recorded in Book No.I, Volume No.1604-2015, Pages from 2781 to 2829, being No.04192 for the year 2015.

2.10AND WHEREAS the said said Smt. Karuna Mallick, Sri Prosanta Kumar Mallick, Sri Sushanta Kumar Mallick, Sri Kamal Kanta Mallick, Smt. Kalpana Mondal, Smt. Sova Banik alias Jaya Banik, Smt. Abha Ghosh, Smt. MahamayaSaha, Smt. Rina Mallick and Smt. TanimLaha jointly also sold, transferred and conveyed the land measuring more or less 6 Cottahs of R.S.Dag No.1002, L.R.Dag No.1164 of R.S.Khatian No.1117, L.R.Khatian No.1456 of Jagaddal Mouza, J.L.No.71 on 27/05/2015 to (1) M/S. PARADISE LAND & HOUSING CO, a proprietorship firm, (2) Miss Purabi Dey and (3) Smt. SikhaKarmakar (Purchasers therein also Owners & Developer herein) registered at D.S.R –IV, Alipore and recorded in Book No.I Volume No.1604-2015, Pages from 40 to 81, being No.04193 for the year 2015.

2.11AND WHEREAS the said Smt. Karuna Mallick, Sri Prosanta Kumar Mallick, Sri Sushanta Kumar Mallick, Sri Kamal Kanta Mallick, Smt. Kalpana Mondal, Smt. Sova Banik alias Jaya Banik, Smt. Abha Ghosh, Smt. MahamayaSaha, Smt. Rina Mallick and Smt. TanimLaha jointly sold, transferred and conveyed the land measuring more or less 7 Cottahs of R.S.Dag No.1002, L.R.Dag No.1164 of R.S.Khatian No.1117, L.R.Khatian No.1456 of Jagaddal Mouza, J.L.No.71 on 27/05/2015 to (1) M/S. PARADISE LAND & HOUSING CO, a proprietorship firm, (2) Miss Purabi Dey and (3) Smt. SikhaKarmakar (Purchasers therein also Owners & Developer herein) registered at D.S.R –IV, Alipore and recorded in Book No.I, Volume No.1604-2015, Pages from 2830 to 2871, being No.04194 for the year 2015.

2.12AND WHEREAS By virtue of the said registered Deed of Conveyance registered at the office of the District Sub-Registrar-IV, Alipore and recorded in (1) **Book No.I, Volume No. 1604-2015, Pages from 2755 to 2780, Being No. 04190,** (2) **Book No. I, Volume No. 1604-2015, Pages from 2781 to 2829, Being No. 04192,** (3) **Book No. I, Volume No. 1604-2015, Pages from 40 to 81, Being No. 04193,** (4) **Book No. I, Volume No. 1604-2015, Pages from 2830 to 2871, Being No. 04194** for the year 2015 the Parties (both the first and second party) herein jointly became the absolute lawful owners of the said Entire Premises. In the transfer transaction of the said property Sri. Dipak Karmakar, sole proprietor of **M/s Paradise Land and Housing Co.** a proprietorship Firm, the Developer/Other Part herein from his own fund paid the full consideration of the said land measuring 20 Cottahs 14 Chattaks 13 Sq.ft. more or less purchased by the said four deeds of conveyances, fully described in the Second Schedule, and the persons of the first party made no investment in purchasing the said immovable property but they joined in the deeds as purchasers/transferees for taking part in administering the said property and perform all official works, legal works in connection with protection of rights of the owners in the said property and completing necessary process of mutation in the records of the competent authorities in the names of all owners who acquired title to the property by the above mentioned five conveyance deeds.

2.13AND WHEREAS thus the owners and developer became the absolute owners of ALL THAT piece and parcel of Bastu land measuring more or less less 20 Cottahs 14 Chattaks 13 Sq.ft. of Phase-II along with Proposed (G+IV) storied building standing therein situated and lying at Mouza- Jagaddal, J.L.No.71, R.S.No. 233,Touzi Nos. 151, 23, 69 Pargana- Magura, A.D.S.R.office and P.S.Sonarpur, comprising in R.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to

R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515, holding No. 86, Tarafdarpara Road, Ward No.25, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700151, District-South 24-Parganas,(hereinafter called the said premises) fully described in the First Schedule hereunder.

2.14 AND WHEREAS the Owners with the intent to develop the 2/3rd share of the said premises by constructing a new building complex consisting of several self-contained Flats /space approached the Developer herein as per **Revised Plan No.41/Rev/CB/25/26 dated 20/06/2018 (previous Plan No.662/CB/25/64 dated 15/07/2014 and Plan No.1565/Rev/CB/25/36 dated 24/02/2016) for construction of(G+IV) storied building for residential purposes** and the Developer herein has agreed to develop the same on the terms and conditions as mutually agreed between them.

2.15 AND WHEREAS to formalize and put into writing, the Owners and Developer have hereby agreed to execute and register this Development Agreement on terms and conditions as mentioned hereinafter appearing.

2.16 The Parties have a marketable title to the said Property free from any encumbrances. The Parties are in physical possession of the said Property.

2.17 The parties have now desire to develop the said land by constructing a multi-storied building, containing residential flats, car park spaces, commercial units and amenities on the said land and to sell and transfer the saleable constructed spaces and other rights contained in the said property.

2.18 The parties of the first part herein for fulfilment of their desire agreed and authorized to M/s Paradise Land and Housing Co. a proprietorship firm, being represented by its sole proprietor, SRI DIPAK KARMAKAR, the party of the second part herein (also the owner of 1/3rd share) to develop the UNDIVIDED 2/3rd SHARE i.e. 13 Cottahs 14 Chattaks 38 Sq.ft. out of 20 Cottahs 14 Chattaks 13 Sq.ft. fully described in the Second schedule hereunder written by investing his own fund on terms and conditions mentioned in this Development Agreement and to avoid any future dispute the parties herein agreed to enter into this Agreement on the terms and conditions recorded herein.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:

3. Recording of Terms:

The Parties are entering into this Agreement to record the basic understanding between them in respect of the Project.

4. Principal Understanding:

Agreement: The Parties of the second part herein shall at his own costs and expenses develop the said Property and construct thereon in accordance with the building plan shaving residential and/or commercial units along with parking spaces and common areas, amenities and facilities to be enjoyed in common ("**New Building**") according to the general terms of construction and specification of materials of his own choice or as may be recommended by the Architects regarding the quality of the materials used and to be used shall be final and binding on the parties here to as per agreed specification.

5. Investment:

That the entire investment incurred to purchase the entire land and to be incurred to construct and complete the entire project and all the costs and expenses of the development are to be borne by the second party herein.

6. Maintenance of Project Account:

The second party shall maintain project account with the name "Paradise Land and Housing Co."

7. Project Cost:

All costs, charges, expenses, outgoings etc. for the Project including without limitation of the development and construction of the New Building, common installations and facilities, loans, advances, interest, payments to contractors, subcontractors, suppliers, service providers, consultants, salaries, wages and other payments to labour and staff, cost of marketing and sales, stamp duty, legal expenses, brokerage, etc. shall be debited to the Project Cost. The Project Cost and Project Sale Proceeds as also Project Finance/loans that may be raised for the Project shall be met through the account of "Paradise Land and Housing Co."

8. Project Sale Proceeds:

Project Sale Proceeds shall mean the sale considerations, sale proceeds, part payment or payment in full, premiums, deposits, revenues, additional charges etc. receivable from the Transferees in respect of the Units/Project.

9. Developer/Second Party :

All the parties shall be entitled to look after the Project and carry out all necessary work relating to the same. However, the Developer/Second Party shall have the additional responsibility for construction of the building and for execution of the entire project at the investment and expertise of the Developer and shall carry out additional duties and obligations and shall have additional responsibilities including the followings :

9.1 Appear before all government departments, relevant authorities, bodies, entities, officers, etc. ("Authorities") in respect of the said Property and the Project and represent all parties and take all steps and do all acts, deeds, matters and things that may be necessary.

9.2 Appoint, engage, cancel, re-appoint, to instruct, co-ordinate and deal with architects, lawyers, brokers, real estate agents and other consultants in respect of the Project.

9.3 Apply for, obtain and get sanctioned any fresh or modified or revised building plan and/or any regularizations, extensions and/or renewals of the building plan from the Rajpur Sonarpur Municipality and/or any other concerned body or authority.

9.4 Apply for and obtain all approvals, consents, permissions, sanctions, clearances, registrations, no-objections, etc. that may be required from any authority, body or functionary under the applicable laws relating to the Project and/or the works envisaged herein (**Approvals**) as also any additions, alterations, modifications, variations, changes, extensions and/or revisions of any of the Approvals.

9.5 Deposit and/or pay all fees, charges, expenses etc. relating to the said Property and/or the Project to any authority or body including the Rajpur Sonarpur Municipality and withdraw fees, security

deposits and documents and receiver fund of the excess amount, security deposit if any, paid to any authority or body and to give valid receipts and discharges.

9.6 Apply for and obtain all necessary connections (temporary or permanent) from the Authorities relating to the said Property including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections from the respective relevant authorities.

9.7 Prepare, sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be deemed necessary from time to time for the Project.

9.8 Appoint, engage, employ, cancel and/or re-appoint contractors, subcontractors, Engineers, guard labors, miseries, caretakers, and other workers, staff and employees and pay their wages, salary and/or remuneration. Purchase all materials for construction of the New Building and for execution and completion of the Project and enter into contracts with suppliers.

9.9 Arrange for and to take Project Finance/loans for executing the Project as per requirement from time to time from Banks, financial institutions and/or private entities and parties for construction of the housing project on our said land and may encumber in any manner the property in interest of completion of the project and after completion of the project shall make the property free from all encumbrances.

9.10 Supervise the construction and completion of New Building with such quality materials and specifications as advised or approved by the Architects and to take all steps regarding the same.

9.11 Take all necessary steps for marketing and sale of the Units, enter into negotiations and make bookings for sale of Units to the Transferees and to sign agreements, deeds, documents etc.

9.12 Receive the Project Sale Proceeds (defined in clause 8 above) and utilize the same for execution of the Project.

9.13 Shall be entitled to enter into any Agreement for sale, to execute conveyance deed, exchange, transfer, lease deed, mortgage deed, or otherwise dispose of our property or a portion or portions thereof which the Developer, the Second Party herein, shall think proper for us and to do the needful on our behalf.

9.14 It is made clear that all expenses that may be incurred by the Developer for completion of the entire project shall be paid out from his own fund and/or the funds incurred by sale proceeds of the Project. The Developer may carry out his activities, obligations and responsibilities either in his own name and/or in the joint names of all the Parties, as may be deemed necessary or expedient by it on a case-to-case basis.

9.15 That simultaneously with the execution of this agreement the Persons of the First Part shall also execute a Registered Power of Attorney in favor of the Second Party, "Paradise Land and Housing Co" a proprietorship Firm, being represented by its sole proprietor, **Sri Dipak Karmakar**, i.e Co-owner of the said premises, the Developer hereby entrusted enabling and/or empowering the Developer to conduct all necessary works of development of the said property and to enable the Developer to represent them and to sign documents etc. on their behalf regarding sale of the entire units of the housing project. Be it clearly noted that before Joint venture agreement, the said Owners executed a general power of attorney regarding the first schedule property on 17.02.2017 in favour of Dipak Karmakar, registered at Garia A.D.S.R. office and recorded in Book No. IV, Volume No. 1629-2017, Pages-1328 to 1342, being No. 162900107 of 2017.

10. Project Bank Accounts:

For the purpose of the Project, one or more Bank Accounts may be opened or may use and maintain his existing bank account in the name "Paradise Land and Housing Co." in different banks by the Developer. All receipts for the Project shall be deposited in that Bank Accounts and all payments for the Project shall be paid out of the said Bank Accounts. Accordingly, the investments/funds to be brought in by the parties for the Project, the Project Finance and the Project Sale Proceeds shall be deposited in that Bank Accounts and the Project Cost shall be paid out of the said Bank Accounts.

11. Profit Distribution:

The net profit shall be divided and distributed between the Parties in the following manner :

11.1 That the First Party shall **get 10% of the net** profit of the proposed housing project i.e. each of the first party will **get 5% of the net profit**. Net profit will be ascertained after deducting all expenses, liabilities, incidental expenses incurred in complete construction of the Housing project and net profit will be distributed after complete transfer of the all flats, commercial units and car parking spaces of the Housing project and after settlement of all loans and liabilities arising due to completion of construction and other works of the entire project.

11.2 That the Second Party shall **get 90% of the net profit** of the proposed housing project as ascertained above in the First Party's Profit Distribution.

12. Taxes:

12.1 The Developer shall collect the Goods and Service Tax (GST) from the Transferees relating to sale of the Units and take steps for payment/credit of the same in accordance with law. Accordingly, the other Parties shall not have any responsibility or obligation relating to GST.

12.2 Each Party shall be liable to pay for their own income tax on their profit from the Project.

12.3 Subject to clauses 12.1 and 12.2 above, the applicable Good and Service Tax and/or any other statutory taxes, compliances, duties or levies in respect of the Project (collectively **Tax**) shall be collected and/or paid by the Developer and shall form part of Project Cost.

13. Miscellaneous:

13.1 This Agreement records the basic understanding between the Parties and may be modified or amended by mutual consent of all the Parties hereto. Any such modification or amendment shall be deemed to form part and parcel of this Agreement.

13.2 If any provision of this Agreement is held to be invalid or unenforceable, in whole or in part, then the validity and enforceability of the remainder of this Agreement will not be affected any such invalidity or unenforceability and such provision shall stand suitably modified.

13.3 None of the Parties shall do any act or omission prejudicial to the interest of this Agreement.

13.4 The Parties shall take all steps to adhere to this Agreement in its true spirit and understanding.

13.5 Subject to force majeure condition as hereinafter appearing the said New Building and/or Buildings shall be completed within **54 (Fifty-Four) months** from the date of Commencement of Construction, with a grace period of 6 months (hereinafter referred to as the **GRACE PERIOD**).

14. Arbitration and Jurisdiction:

Any dispute or difference between the Parties arising out of and/or relating to this Agreement and/or the said Property shall be referred to arbitration of a sole arbitrator at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the Sole Arbitrator shall have summary powers and may make interim orders and Awards and/or non-speaking Awards, whether interim or final. The Award/Awards made by the Arbitrator shall be final and the parties agree to be bound by the same. In connection with the aforesaid arbitration proceedings, the Courts at Kolkata only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece and parcel of Bastu land measuring more or less 20 Cottahs 14 Chattaks 13 Sq.ft. of Phase-II along with Proposed (G+IV) storied building standing therein situated and lying at Mouza-Jagaddal, J.L.No.71, R.S.No. 233, Touzi Nos. 151, 23, 69 Pargana- Magura, A.D.S.R.office and P.S.Sonarpur, comprising in R.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515, holding No. 86, TarafdarparaRoad, Ward No.25, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700151. District South 24-Parganas together with all easementary.

BUTTED AND BOUNDED

ON THE NORTH :- Land of Dag No.1002 (P)
ON THE SOUTH :- **Land of Dag No.1002 (P)**
ON THE EAST :- **Land of Dag No.1095**
ON THE WEST :- **20' Wide Municipal Road**

THE SECONDSCHEDULE ABOVE REFERRED TO

(2/3rdUndivided share of the entire property)

ALL THAT piece and parcel of undivided land measuring more or less 13 Cottahs 14 Chattaks 38 Sq.ft. of L.R.Khatian Nos. 3514 & 3515 of L.R.Dag No.1164 out of 20 Cottahs 14 Chattaks 13 Sq.ft.ofR.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515 at Mouza-Jagaddal, J.L.No.71, R.S.No. 233, Touzi Nos. 151, 23, 69, Pargana- Magura, A.D.S.R.office and P.S.Sonarpur, Municipal holding No. 86, TarafdarparaRoad, Ward No.25, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700151. District South 24-Parganas together with all easement and co-easement rights.

IN WITNESS WHEREOF the Parties herein have executed this Agreement on the datementioned above.

Signed sealed and delivered at Kolkata in presence of :-
1.

2. Sathie Kar (Dy)
Baruipur civil court


Baruipur Civil Court

Sikha Karmakar .

Purabi Suf .

Signature of the First Party

For PARADISE LAND & HOUSING CO.


Proprietor


Signature of the Second Party

Prepared and Drafted by me


(TARUN KANTI CHAKRABARTI)
Advocate(F.No.853/95)
Baruipur Civil Court,
Kolkata-700144,


Typed by me :-


Sonarpur A.D.S., R. office.

	Left Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger


Name Dipak Karmakar

Signature Karmakar

	Left Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger

Name Sikha Karmakar

Signature Sikha Karmakar

	Left Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger

Name Purabi Dey

Signature Dey

Photo	Left Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	Ist. Finger	Middle Finger	Ring Finger	Small finger

Name

Signature



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



192022230241663621

GRN Details

GRN:	192022230241663621	Payment Mode:	Online Payment
GRN Date:	04/01/2023 07:46:11	Bank/Gateway:	Punjab National Bank
BRN :	415001717	BRN Date:	04/01/2023 07:47:37
GRIPS Payment ID:	040120232024166361	Payment Init. Date:	04/01/2023 07:46:11
Payment Status:	Successful	Payment Ref. No:	2000015848/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PARADISE LAND AND HOUSING CO
Address:	Garia
Mobile:	9830949694
Contact No:	9831595331
Depositor Status:	Advocate
Query No:	2000015848
Applicant's Name:	Mr Tarun Kanti Chakrabarti
Identification No:	2000015848/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	04/01/2023
Period To (dd/mm/yyyy):	04/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000015848/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000015848/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed



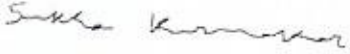



Deed No :	I-1608-00054/2023	Date of Registration	04/01/2023
Query No / Year	1608-2000015848/2023	Office where deed is registered	
Query Date	02/01/2023 10:33:19 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 63,27,266/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: TARAFDAR PARA ROAD, Mouza: Jagaddal, , Ward No: 25, Holding No:86 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1164 (RS :-1002)	LR-3514, (RS:-1117\0)	Bastu	Bastu	11.6 Dec	1/-	31,63,633/-	Property is on Road
L2	LR-1164 (RS :-1002)	LR-3515, (RS:-1117\0)	Bastu	Bastu	11.6 Dec	1/-	31,63,633/-	Property is on Road
		TOTAL :			23.2Dec	2 /-	63,27,266 /-	
	Grand Total :				23.2Dec	2 /-	63,27,266 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sikha Karmakar Wife of Mr Dipak Karmakar Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office			
	04/01/2023	LTI 04/01/2023	04/01/2023	
1/11A Ekta Heights, 56 Raja S C Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx1m, Aadhaar No: 33xxxxxxxx3274, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Miss Purabi Dey Daughter of Late Samarendra Nath Dey Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office			
	04/01/2023	LTI 04/01/2023	04/01/2023	
3/36A/1 Vidyasagar, P.S.Netaji Nagar, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4p, Aadhaar No: 97xxxxxxxx5820, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Paradise Land And Housing Co 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aixxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Karmakar (Presentant) Son of Late Gopal Chandra Karmakar Date of Execution - 04/01/2023, , Admitted by: Self, Date of Admission: 04/01/2023, Place of Admission of Execution: Office	 <small>Jan 4 2023 2:29PM</small>	 <small>LTI 04/01/2023</small>	 <small>04/01/2023</small>
1/11A Ekta Heights, 56 Raja S C Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxx3a, Aadhaar No: 29xxxxxxxx3688 Status : Representative, Representative of : Paradise Land And Housing Co (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sathi Kar Wife of Mr Palash SArkar Baruiপুর Civil Court, City:- Baruiপুর, P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24 -Parganas, West Bengal, India, PIN:- 700144	 <small>04/01/2023</small>	 <small>04/01/2023</small>	 <small>04/01/2023</small>
Identifier Of Mrs Sikha Karmakar, Miss Purabi Dey, Mr Dipak Karmakar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Sikha Karmakar	Paradise Land And Housing Co-11.6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Miss Purabi Dey	Paradise Land And Housing Co-11.6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: TARAFDAR PARA ROAD, Mouza: Jagaddal, , Ward No: 25, Holding No:86 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1164, LR Khatian No:- 3514	Owner:শিখা কর্মকার, Gurdian:নন্দলাল , Address:নিজ , Classification:বাস্তু, Area:0.11000000 Acre,	Mrs Sikha Karmakar

L2	LR Plot No:- 1164, LR Khatian No:- 3515	Owner:পূর্ববী দে, Gurdian:সমরেন্দ্র , Address:নিজ , Classification:বাস্ত, Area:0.12000000 Acre,	Miss Purabi Dey
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On 04-01-2023

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 13:23 hrs on 04-01-2023, at the Office of the A.D.S.R. SONARPUR by Mr Dipak Karmakar ,.

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 63,27,266/-

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

Execution is admitted on 04/01/2023 by 1. Mrs Sikha Karmakar, Wife of Mr Dipak Karmakar, 1/11A Ekta Heights, 56 Raja S C Mallick Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Miss Purabi Dey, Daughter of Late Samarendra Nath Dey, 3/36A/1 Vidyasagar, P.S.Netaji Nagar, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mrs Sathi Kar, , , Wife of Mr Palash SArkar, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-01-2023 by Mr Dipak Karmakar, sole proprietor, Paradise Land And Housing Co (Sole Proprietorship), 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mrs Sathi Kar, , , Wife of Mr Palash SArkar, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2023 7:47AM with Govt. Ref. No: 192022230241663621 on 04-01-2023, Amount Rs: 21/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 415001717 on 04-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 343, Amount: Rs.5,000.00/-, Date of Purchase: 03/01/2023, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2023 7:47AM with Govt. Ref. No: 192022230241663621 on 04-01-2023, Amount Rs: 5,020/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 415001717 on 04-01-2023, Head of Account 0030-02-103-003-02



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 2504 to 2522

being No 160800054 for the year 2023.



AR

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.01.04 16:46:47 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/01/04 04:46:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)