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9/11936/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*Handwritten signatures and scribbles:*  
 10/8/22  
 24/7/22

Certified that the document is admitted to registration. The Signature sheet, Annexure 3, the endorsement sheet, Annexure 4 attached to this document are the part of this document.

*Handwritten signature of the District Sub-Registrar.*

District Sub-Registrar-III  
 + 14, Park Road, Baranagar

10 AUG 2022

## DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 10<sup>th</sup> day of August, 2022 (Two Thousand Twenty Two) A. D.

০৪/০৪/১৮

নম্বর : 1256

ক্রেতার নাম : 0000

ক্রমিক নং :- 5000

SRITANI

3A-N.O.P-1 Sarojini Pathy, Nabab Pathy  
Barasat, Ho-700126

ভেতার :-  
হাওড়া এ.ডি.এস. অফিস  
জেলা :- উত্তর ২৪ পরগনা  
বসতি নং :-  
বোর্ড স্ট্যাম্প বরিয় :-

*[Signature]*  
18 JUL 2022

ক্রেতার বারাসাত  
ভেতার :- শ্রী সুদীপ ঘোষ  
Vender- Sudip Ghosh

328000



*[Signature]*

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Biswasit bil  
10 Gadadhar Ghil  
Fainati, Barasat.

1. Date -10<sup>th</sup> Day of August 2022

2. Place -D. S. R.- III, North 24 Parganas.

3. Parties

- 1) SMT. PURABI ROY PALADHI (PAN - ANNPR2626M) (Aadhaar No. - 2796-7612-4710), (Voter ID No.LFB096083), Wife of Late Pranab Roy Paladhi 2) SRI PREMANKUR ROY PALADHI (PAN - AFHPR9581F) (Aadhaar No. - 8923-1639-8934), (Voter ID No. - LFB0496091), Son of Late Pranab Kumar Roy Paladhi, 3) SRI PRASENJIT ROY PALADHI (PAN - AKZPR5155J) (Aadhaar No. - 3490-1247-6206), (Voter ID No.LFB0751957), Son of Late Pranab Kumar Roy Paladhi, 1 to 3 Residing at W2B - 17/1, Golf Green, Udaysankar Sarani, Urban complex, Phase-3 P.O & P.S - Golf Green, Kolkata - 700095, 4) SMT NANDITA ROY PALADHI (PAN- AMBPR3598P), (AadhaarNo.677667527335), (Voter ID No. WB/13/090/0207034), Wife of Late Prasun Kumar Roy Paladhi, 5) SMT. PARAMITA ROY PALADHI (PAN - COAPP8349K) (Aadhaar No. - 4689-2384-7955), (Voter ID No.RQL1098730), wife of Sri Sharath Kumar Reddy PeddiReddy & Daughter of Late Prasun Kumar Roy Paladhi 6) SMT. MADHUMITA ROY PALADHI (PAN - AMBPR3891F)(Aadhaar No. - 4034-3755-4568),(Voter ID No.CKW5281795), wife of Sri Sudev Naskar & Daughter of Late Prasun Kumar Roy Paladhi, 4 to 6 Residing at 5/10 Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, all are by faith - Hindu, by Nationality - Indian, by occupation - No. 1 Housewife, No. 2 Service No. 3 Service, No. 4 Housewife No.5 Service.& No. 6 Service,, hereinafter collectively and



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jointly called and referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

- a. SRIJANI, a proprietorship firm, having its office at 3A, N. D. P.-I Sarojini Pally, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality Indian, by faith Hindu, by occupation Business, hereinafter called and referred to as the DEVELOPER/PROMOTER(which terms of expression shall unless and otherwise excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, nominees or assigns) of the OTHER PART.

Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

4. Subject Matter of Development:
- a. Development Project & Appurtenances:
- b. Project Property: ALL THAT piece and parcel of (Pukurpar) Land measuring about more or less 04 (Four) cottah be the same a little more or



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less along with one storied building measuring about 500Sq.ft. more or less, standing thereon, being Scheme Plot No. - 80, lying and situated at Mouza - Napara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Dag No. - 1117 under C. S. Khatian No. - 275, 272 and 354, corresponding to R. S. & L.R. Dag No. - 1981, under corresponding to R. S. Khatian No. - 1381, under L.R. Khatian No. - 1196, (stand in the name Manmohan Properties Limited, a Private Ltd.) within the jurisdiction of local Barasat Municipality, under Ward No. - 26 (Old) 5 (New), Holding No. - 29, premises at N. D. P. - I, Sarojini Pally, P. S. - Barasat, A. D. S. R. O. - Kadambagachi, in the District of North 24 Parganas.

#### **5. Background, Representations, Warranties and Covenants:**

Representations and Warranties Regarding Title: The Land Owners has made the following representation and given the following warranty to the Developer regarding title.

##### **5.1.1 Absolute Ownership of Land Owners :**

AND WHEREAS Manmohan Properties Limited, a Private Ltd. Company, having its registered office at 48, Hindustan Park, P. S. - Ballygunge, Calcutta - 29, was the sole and absolute owner of ALL That piece and parcel of land measuring about more or less 04 cottah. being Scheme Plot No. - 80, at Sarojini Pally, lying and situated at Mouza - Napara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Dag No. - 1117 corresponding to R. S. Dag No. - 1981, under C. S. Khatian No. - 275, 272 and 354, corresponding to R. S.



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Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi, in the District of North 24 Parganas, along with other landed properties, by virtue of a Registered Deed of Conveyance, dated 19<sup>th</sup> day of December, 1952, executed and registered by Rai Sailendra Nath Ghosh Bahadur.

AND WHEREAS after purchasing the said plot of land along with other landed properties while said Manmohan Properties Limited was in peaceful khas possession over the same said Manmohan Properties Limited, represented by its Managing Director Rai Sailendra Nath Ghosh Bahadur, sold, transferred and conveyed ALL That piece and parcel of land measuring about more or less 04 cottah being Scheme Plot No. - 80, SarojiniPalli, lying and situated at Mouza - Napara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Dag No. - 1117 corresponding to R. S. Dag No. - 1981, under C. S. Khatian No. - 275, 272 and 354, corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi, in the District of North 24 Parganas, in favour of Srimati Sakti Prova Roy Paladhi wife of Sri Parbati Kumar Roy Paladhi, of Taki, P. S. - Taki, District -24 Parganas, , by a Registered Deed of Sale, being No. - 1696 dated 14/05/1958 and delivered khas possession in his favour, and the said Deed was registered with the office of D. R., Barasat, the then 24 Parganas at now North 24 Parganas, copied in Book No. - I, Volume No. - 33, Pages from 169 to 177 being No. - 1696 for the year 1958.



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AND WHEREAS after purchasing the said plot of land while said Smt. Sakti Prova Roy Paladhi had been possessing and enjoying the same after purchasing said Plot she duly got her name mutated in the office of local Barasat Municipality, under Ward No. -26 (Old) 5 (New), Holding No. - 29, premises at N. D. P. - I, Sarojini Pally, and constructed a One storied building over the said plot of land, and she died intestate on 28/08/2017 leaving behind her 5 (Five) Married daughter namely MIRA TAPADAR, ROMOLA SAMADDAR, DEEPALI CHAKRABARTI, MANJUSRI CHAKRABORTY Alias MANJUSREE CHAKRABORTY, JAYANTI TALAPATRA and 2 (Two) Grand-sons namely PREMANKUR ROY PALADHI & PRASENJIT ROY PALADHI and 2 (Two) Grand-daughter namely PARAMITA ROY PALADHI & MADHUMITA ROY PALADHI, as her legal heirs and successors to inherit her property each of them by way of their own respective share in accordance with Hindu undivided property share under the (dayabhaga school of Law) with the provisions of Hindu Succession Act., 1956.

AND WHEREAS that the Predeceased son of said Smt. SaktiProva Roy Paladhi and Parbotikumar Roy palodhi namely Late Pranab Kumar Roy paladhi died intestate on 22/09/2006 leaving behind his widow wife namely Smt. Purabi Roy Paladhi and his two sons namely Premankur Roy Paladhi&Prasenjit Roy Paladhi and another predeceased son Late Prasun Kumar Roy Paladhi died intestate on 17/11/2011 leaving behind his widow wife namely Smt. Nandita Roy Paladhi and his two daughters



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namely Paramita Roy Paladhi and Madhumita Roy Paladhi as his legal heirs and successors.

AND WHEREAS that the said Smt, Purabi Roy Paladhi wife of Pranab Kumar Roy Paladhi (predeceased son) and the said Smt. Nandita Roy Paladhi wife of Late Prasun kumar Roy Paladhi (predeceased son) both are daughter-in-law of Smt Sakti Prova Roy Paladhi they have not been inherited any share of the property from her mother-in-law as per provision of Hindu Succession Act, 1956

AND WHEREAS that the Grand-sons of Sakti Prova Roy Paladhi namely Premankur Roy Paladhi and Praşenjit Roy Paladhi both are son of Late Pranab Kumar Roy Paladhi (Now Disease) and the Grand-daughter of Sakti Prova Roy Paladhi namely Paramita Roy Paladhi & Madhumita Roy Paladhi both are daughter of Late Prasun Kumar Roy Paladhi (Now Disease) as her legal heirs and successors jointly inherit as  $\frac{2}{7}$ <sup>th</sup> share of her property i.e 01 (One) catta 02 (Two) Chittak 12.85 (Twelve point Eighty Five) sq.ft. of Land out of Total 4 (Four) Catta Land under the provisions of Hindu Succession Act., 1956. The LAND OWNERS herein.

AND WHEREAS that the said daughter of Sakti Prova Roy paladhi namely Smt. Mira Tapadar, Smt. Romola Samaddar, Smt. Deepali Chakraborty, Smt. Manjusri Chakraborty Alias Manjusree Chakraborty, Smt. Jayanti Talapatra as her legal heirs and successors to inherit from her mother jointly as  $\frac{5}{7}$ <sup>th</sup> share of the property out of 4 (Four) Catta of Land with the provisions of Hindu Succession Act., 1956. They had been seize, possess and enjoying their respective share of the property and same





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without any interruption and they have every right to sale, transfer, gift, mortgage, liens the same to anybody in any manner and the said property is free from all encumbrances,

AND WHEREAS by a registered Deed of Gift vide No. 152511895 in the year of 2022 Submitted on 03/08/2022 Executed & Registered on 04/08/2022 the said Deed was registered with the Office of D.S.R. - III, North 24 Parganas, Barasat, which is copied in Book No. I, Volume No. - 1525-2022, being No. - 1525-11895 by the said Smt. Mira Tapadar, Smt. Romola Samaddar, Smt. Deepali Chakraborty, Smt. Manjusri Chakraborty Alias Manjusree Chakraborty, Smt. Jayanti Talapatra Gifted their undivided  $\frac{5}{7}$ <sup>th</sup> share i.e 2 (Two) cottah 13 (Thirteen) chittacks 32.15 (Thirty Two point Fifteen) Sq.ft.out of 04 (Four) cattah of Land along with 358 Sq.ft. undivided one storied building out of 500 Sq.ft. building in favour of Smt, Purabi Roy Paladhi, Shri Premankur Roy Paladhi, Prasenjit Roy Paladhi, Smt. Nandita Roy Paladhi, Paramita Roy Paladhi and Madhumita Roy Paladhi the Land Owners herein.

AND WHEREAS that by virtue of inheritance and this said Deed of Gift, the Land Owners No. 2, 3, 5 & 6 herein became the joint owner of undivided share of land measuring about 3 (Three) cattah 3 (Three) chittack 3.85 (Three point Eighty Five) sq.ft. and out of total area of Land measuring about 04 (Four) cattah along with a part of undivided 381 sq.ft. (more or less) part building out of 500 sq.ft. and out of total area of Land measuring 04 (Four) cattah (more or less).



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AND WHEREAS that by virtue of the Deed of Gift the Land Owners No. 1 & 4 herein became the Owners of jointly entitled of undivided land 12 (Twelve) chittack 41.15 (Forty one point Fifteen) sq.ft. and out of total area of Land measuring 04 (Four) cattah along with undivided 119 sq.ft. (more or less) part of the building out of 500 sq.ft. standing there on.

AND WHEREAS the Land Owners No. 1 to 6 became the joint Owners of piece and parcel of Land measuring of Total 04 (Four) Cattah along with 500 Sq.ft. old dilapidated building as per their respective share, They had been seize, possess and enjoying their respective share of the property and same without any interruption and they have every right to sale, transfer, gift, mortgage, liens the same to anybody in any manner and the said property is free from all encumbrances, that they are shall pay all Municipal Taxes, Rents, Charges, levies and impositions payable for the time being as owner of the said Schedule Property as and when the same become due and payable and shall in addition thereto also pay all other liabilities

Desire of Development of the land & Acceptance: The said Smt, Purabi Roy Paladhi Shri Premankur Roy Paladhi, Prasenjit Roy Paladhi, Smt. Nandita Roy Paladhi, Paramita Roy Paladhi and Madhumita Roy Paladhi, Land Owners herein, express their desire to develop the aforesaid land measuring 04 (Four) Cattah, more or less by constructing multi-storied building (Ground + 3) thereon in accordance with the building sanction plan to be sanctioned by the concerned Barasat Municipal Authority, and the present Developer have accepted the said



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proposal and the present Land Owners have decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6. **Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, sole proprietor of SRIJANI, the Developer firm herein, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

7. **DEFINITION:**

- a. **Building :** Shall mean multi storied building so to be constructed on the project property.
- b. **Name of the Building :** shall mean the new multi storied building so mentioned in above shall be named and called under the name and style of



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"PRABHATI APARTMENT" as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name "PRABHATI APARTMENT" in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

- c. **Common Facilities & Amenities:** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- d. **Saleable Space :** Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Land Owners' Allocation & Developer's Allocation as mentioned in this Agreement.
- e. **Land Owners' Allocation :**It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner :-



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<u>Floor</u>	<u>Flat</u>	<u>Garage</u>	<u>Side/Corner</u>
Ground Floor	NIL	2 No. of Car Parking Space each of (8'-00" X 15'-00" = 120Sq.ft. Covered area)	North-East
First Floor	No. 1 : Flat 640 Sq.ft. Covered area & super build up area 800 Sq.ft.	NIL	North-East
	No. 2 : Flat 640 Sq.ft. Covered area & super build up area 800 Sq.ft.		South-East
Second Floor	NIL	NIL	NIL
Third Floor	No. 1 : Flat 640 Sq.ft. Covered area & super build up area 800 Sq.ft.	NIL	North-East
	No. 2 : Flat 640 Sq.ft. Covered area & super build up area 800 Sq.ft.		South-East

together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

- It is also settled that save & except the Land Owners' Allocation as described above, the Land Owners will not get any area and/or consideration for the construction of the multi storied building, so to be





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constructed by the present Developer on the land in question, The other areas will be the exclusive consideration of the developer.

- f. **Developer's Allocation:** Shall mean all the remaining area of the proposed multi storied building (G +3) excluding LandOwners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.
- g. **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.
- h. **Transfer :** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Land Owners as a transfer of space in the said building to intending purchasers thereof.
- i. **Building Plan :** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Barasat Municipality in the names of the Land Owners for construction of the building including its modification and amenities and alterations.
- j. **Built Up Area (For any Individual Unit):** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- k. **Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.



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- l. **Super Built Up Area (For any Individual Unit)** :Here super built up area means the total covered area plus service area.

8. **LANDOWNERS' RIGHT & REPRESENTATION.**

- a. **Indemnification regarding Possession & Delivery:** The Land Owners is now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- b. **Free From Encumbrance:** The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

9. **DEVELOPER, PROMOTER'S RIGHTS**

- a. **Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contractor agreement or borrow money or take any advance against their allocation or acquired right under these agreement,
- b. **Right of Construction :** The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.
- c. **Right of Dismantling the existing Structure :**The Land Owners hereby grant permission an exclusive right to demolish the existing old one storied structure to build new building upon the project property, and



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after dismantling the old structure all materials will belong to the Developer.

- d. **Construction Cost:** The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owners' Allocation,
- e. **Sale Proceeds of Developers Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively,
- f. **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.
- g. **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.
- h. **Profit & Loss :** The profit &. loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.



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- i. **Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together With all rights of the common facilities and amenities to the Land Owners with Possession Letter and will take release from the Land Owners by executing a Deed of Release.
- j. **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.
- k. **Right to Amalgamate :** The Developer can amalgamate the said plot of land with adjacent pot or plots of land without violating the rights and/or interest of land owners, and in that event the present landowners will cooperate with the Developer in every aspects.
- l. **Right to take loan on Developer's Allocation :** The Developer can take financial assistance/loan in her names (Developer's name) regarding the said project on Developers Allocation from any financial concern/ Private/Public/State/Mercantile Bank, without violating the rights title and/or interest of land owners.
- m. **Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners.



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10. **CONSIDERATION:**

- a. **Permission against Consideration:** The Land Owners grant permission for exclusive right to construct the proposed building in consideration of Land Owners' Allocation to the Developer.

11. **DEALING OF SPACE IN THE BUILDING:**

12.1 **Exclusive Power of Dealing of Land Owners :** The Land Owners shall be entitled to transfer or otherwise deal with Land Owners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation,

12.2 **Exclusive Power of Dealing of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owners and the Land Owners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. **POWER AND PROCEDURE:**

For entering into an agreement for sale of the developer allocations, the Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and





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giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

13. **NEW BUILDING:**

- a. **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- b. **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L and until permanent electric connection will be 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 and as mutually agreed upon,
- c. **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context.

14.4.1. **Taxes & Other Taxes of the Property :** The Land Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation from the date of completion and allocation of the floor area between the



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Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owners, by the Developer and / or their nominees and the Land Owners and / or their nominee / nominees respectively,

14.5. **Upkeep Repair &. Maintenance:** Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

14.6. **Materials to be used :** the Developer shall use all the first class quality materials for construction of the building.

15. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:**

15.1. **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

15.2. **Payment of Taxes :** Within 30 days from the receive possession of Land Owners' Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only,



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15.3. **Share of Common Expenses & Amenities** : As and from the date of delivery of possession to be received, the Land Owners shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners' Association, the service charges for the common facilities in the new building payable in respect of the Land Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time,

16. **COMMON RESTRICTION:**

16.1. **Restriction of Land Owners and Developer in common** : The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

16.1.1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.



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- 16.1.2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 16.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and / or performed,
- 16.1.4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,
- 16.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and 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 other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 16.1.6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 16.1.7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about



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the building or in the compound corridor or any other portion or portions of the building.

16.1.8. The Land Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. LANDOWNERS OBLIGATION:

17.1. No Interference:

The Land Owners hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and/or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18. DEVELOPERS OBLIGATIONS:

18.1. Time Schedule of Handing Over Land Owners Allocation :The Developer hereby agree and covenant with the Land Owners to handover Land Owners' Allocation (more fully described in the Second Schedule hereunder written) within **24(Twenty Four) months** from the date of





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sanction of building plan in case of failure the Developer will get another 06 (six) months as grace period.

18.2. **Penalty:** If the Land Owners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation the Land Owners as per negotiation between the Land Owners and Developer.

18.3. **No Violation :** The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building,

not to do any act, deed or thing,, whereby the Land Owners are prevented from enjoying, selling, assigning and / or disposing of any Land Owners' Allocation in the building at the said premises vice versa.

#### 19. LANDOWNERS' INDEMNITY

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

#### 20. DEVELOPERS INDEMNITY:

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.



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21. MISCELLANEOUS:

- 21.1. **Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- 21.2. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents.
- 21.3. **Not Responsible :** The Land Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and



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the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs,, charges and expenses in respect thereof.

- 21.4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 21.5. **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations.
- 21.6. **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owners nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owners



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indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,

- 21.7. **Documentation :** The Land Owners delivered all the Xerox copies of the original title deed relating to the said premises, If it is necessary to produce original documents before any authority for verification, the Land Owners will bound to handover all documents in original to the Developer for submit of before any competent authority for inspection,
- 21.8. **Roof /Terrace:** The entire top roof/terrace of the building shall belong to the Land Owners, Developer and flat owners proportionately.

**22. FORCE MAJEURE:**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

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

**23. DISPUTES:**

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:



*[Handwritten signature]*

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Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

Place : The place of arbitration shall be Barasat, North 24 Parganas only.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24. **LEGAL SERVICE :**

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

25. **JURISDICTION:** In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of (Pukurpar) Land measuring about more or less 04 (Four) Cattah along with 500 Sq.ft., more or less, standing thereon, being Scheme Plot No. - 80, lying and situated at Mouza - Napara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Dag No. - 1117 under C. S. Khatian No. - 275, 272 and 354, corresponding to





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R. S. & L.R. Dag No. - 1981, under corresponding to R. S. Khatian No. - 1381, under L.R. Khatian No. - 1196, (stand in the name Manmohan Properties Limited, a Private Ltd.) within the jurisdiction of local Barasat Municipality, under Ward No. - 26 (Old) 5 (New), Holding No. - 29, premises at N. D. P. - I, Sarojini Pally, P.S. - Barasat, A. D. S. R. O. - Kadambagachi, in the District of North 24 Parganas, which is butted and bounded by:-

BUTTED AND BONDED BY

ON THE NORTH BY : Scheme Plot No. 81 (Lake View Apartment).

ON THE SOUTH BY : Land of Smt. Jharna Das.

ON THE EAST BY : 14'-00" feet wide Sarojini Pally Road.

ON THE WEST BY : 5 feet wide Municipal High Drain.

THESECONDD SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION: The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Land Owners' Allocation will be allotted as follows :-

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and



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common facilities and amenities as will be available in the new building in the following manner:-

<u>1. Floor</u>	<u>Flat</u>	<u>Garage</u>	<u>Side/Corner</u>
Ground Floor	NIL	2 No. of Car Parking Space each of (8'-00" X 15'-00" = 120 Sq.ft. Covered area)	North-East
First Floor	No. 1 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft.	NIL	North-East
	No. 2 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft.		South-East
Second Floor	NIL	NIL	NIL
Third Floor	No. 1 : Flat 640 Sq.ft. Covered & super build up 800 Sq.ft.	NIL	North-East



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North 24-Parganas, Baranagar

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	<b>No. 2 Flat 640 Sq.ft. Covered &amp; super build up 800 Sq.ft.</b>		<b>South- East</b>
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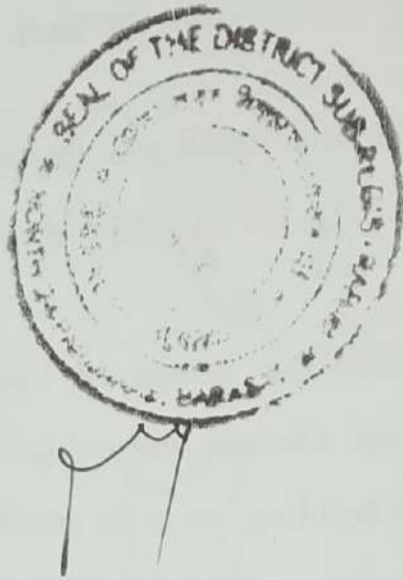
together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

- It is also settled that except the Land Owners' Allocation as described above, the Land Owners will not get any area for the construction of the multi stoned building, so to be constructed by the present Developer on the land in question, The other areas will be the exclusive consideration of the developer.
- The Flats & Car Parking Space will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**[Developer's Allocation]**

**DEVELOPERS ALLOCATION:** Shall mean all the remaining share of the building (excluding Land Owners' Allocation as described above) together with proportionate share of the car parking space in the ground floor along with the common facilities common parts and common amenities of the



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building and the said property absolutely shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**[Common Area & facilities]**

The Owners of the land along with the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths passages, main entrance, lift landing stair case up to ultimate roof of the building, Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**[Specification for Construction]**

1. STRUCTURE	: Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
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2. EXTERNAL WALL	: 5"/5" thick brick wall and plastered with Cement Mortar.
3. INTERNAL WALL	: 5" thick brick wall and Plastered with Cement Mortar to be finished with wall putty with one coat primer.
4. DOORS	: All door frames of the door in the flat shall be made of good quality Malaysian sal wood. The main door will be made of Teak wood. All the inside doors are made as flash doors. Bathroom door will be Poly wood, Single Door.
5. WINDOW	: Aluminum window frame fitted by glass (4mm) with standard quality Grill and Aluminum Shutter sliding
6. KITCHEN	: Cooking platform will be black stone and 3'-0" height Glazed Tiles above the platform to protect the oil spot. one S. S. Sink, One C.P. bib cock point will be provided.
7. SANITARY FITTING	: One European type commode make with standard low down cistern plumbing fittings and two C.P Bib-Cock and one shower point in bath with 6'-00" height Glazed tiles from floor level for each toilets. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard polymer pipes. All the sanitary lines to be connected with Septic tank and waste water lines with the drain source.





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8. W.C.	: One English white commode with lowdown PVC cistern, Two C.P Bib-Cocks and 5' height Glazed tiles to be provided. Apart from above, extra payment to be paid for extra works by the purchaser/land owners.
9. WATER	: 24 hours water facility through O.H Tank, Under Ground reservoir from the source of Deep tube well (through submersible pump) which installed inside the Apartment compound
10. <u>FLOORING</u>	All the Floor including bathroom are finished with Marble slab/Tiles (4x4)with 4" skirting.
11. <u>GRILL</u>	: Standard quality of Grill shall be fixed at Balcony/ Verandah up to 3'-0" height only.
12. <u>ELECTRIFICATION</u>	: <u>BED ROOM</u> 2 (Two) Light points. 1 (One) Fan point. 2 (Two) plug point (5AMP) 1 (One) plug point (15AMP) <u>DINING AND DRAWING ROOM:</u> 2 (Two) Light points. 2 (Two) Fan point. 2 (Two) plug point (5AMP) 1 (one) power plug point (15 AMP) <u>VERANDAH / BALCONY:</u> 1 (one) light point. 1 (one) plug point (5AMP) <u>KITCHEN:</u> 1 (one) light point. 1 (one) Exhaust Fan point.



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	<p>1 (one) power plug point (15 AMP)  1 (one) plug point (5AMP)  <b>TOILET:</b>  1 (one) light point.  1 (one) Exhaust Fan point.  1 (one) power plug point (15 AMP)  <b>CALLING BELL:</b>  1 (one) calling bell point at the main entrance.  <b>OUTSIDE OF MAIN DOOR:</b>  1 (one) light point at the main entrance.</p> <ul style="list-style-type: none"> <li>• The total electrical point will be 25 to 30 Nos.</li> <li>• No electrical fittings will be provided by the Developer.</li> </ul>
13. <u>PAINING</u>	: a) Inside wall of the flat will be wall Putty and one coated primer and external wall with weather coat color. b) All door frames painted with two coats primer.
14. <u>CAR PARKING SPACE</u>	Cemented flooring with covered by the Iron Grill (No shutter in front)
15. <u>LIFT</u>	YES (3 + 1)

• ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

- The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- The decision of developer will be final.



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- c) That the Developer will install Transformers for the said multi-storied building at her own cost but the expenses will be borne by the all flat owners/ land owners proportionately.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED in

presence of following Witnesses:

1. Biswasjit Seal  
Mainati, Gasufahi  
Pim - 743135

2. Srijit Kumar Seal  
4/1, K.N.C. Road (N)  
PO+PS- Barasat  
Kot- 700124

1. Punabi Roy Paladhi
2. Remankur Roy Paladhi
3. Prasanjit Roy Paladhi
4. Nandita Roy Paladhi
5. Poramita Roy Paladhi
6. Madhumita Roy Paladhi

\_\_\_\_\_  
SIGNATURE OF THE LAND

OWNERS

DRAFTED BY:

Shreyasee Biswas  
Advocate

Barasat Judges' Court  
Barasat, North 24 Parganas.

Shreyasee Biswas  
Advocate  
Judge's Court Barasat, 24 Pgs. (N)  
Enroll. No.- F/628/382/2012

Printed by :-

b. mitra  
104/1, K. N. C. Road, Barasat.

SRIJANI  
Saptaparnada  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER





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North 24-Parganas, West Bengal

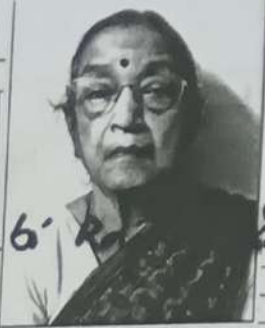
10 AUG 2022

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

(1)

Name **SMT. PURABI ROY PALADHI**  
 Status - Presentant

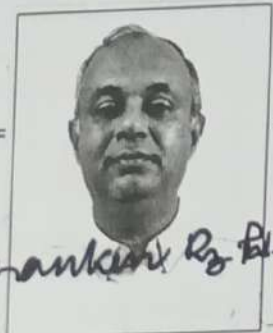
*Purabi Roy Paladhi*



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

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

*Purabi Roy Paladhi*  
 Signature of the presentant



(2)

Name **SRI PREMANKUR ROY PALADHI**  
 Status - Presentant

*Premankur Roy Paladhi*

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

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

*Premankur Roy Paladhi*  
 Signature of the presentant



(3)

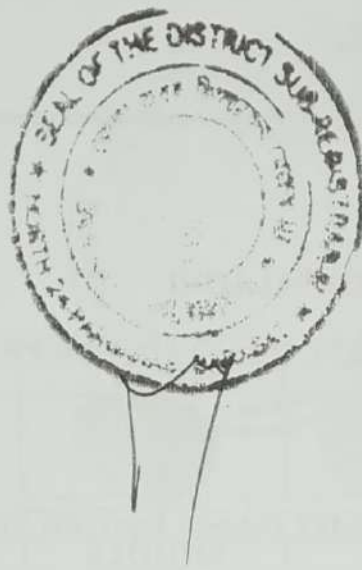
Name **SRI PRASENJIT ROY PALADHI**  
 Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/

*Prasenjit Roy Paladhi*

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

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

*Prasenjit Roy Paladhi*  
 Signature of the Presentant/Executant  
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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UNDER RULE 44A OF THE I. R. AC'



(1)

Name **SMT NANDITA ROY PALADHI**

Status - Presentant

*Nandita Roy Paladhi*

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

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

*Nandita Roy Paladhi*

Signature of the presentant



(2)

Name **SMT. PARAMITA ROY PALADHI**

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/

*Paramita Roy Paladhi*

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

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

*Paramita Roy Paladhi*

Signature of the Presentant/Executant

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



District Sub-Registrar-III  
North 24 Parganas, Barisal

10 AUG 2022



UNDER RULE 44A OF THE I. R. AC



*Madhumita Roy Paladhi*

(1)

Name **SMT. MADHUMITA ROY PALADHI**  
Status - Presentant

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

*Madhumita Roy Paladhi*

Signature of the presentant

(2)

Name **SMT. SAPTAPARNA DAS**  
Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/



*Saptaparna Das*

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

**SRIJANI**

*Saptaparna Das*

Signature of the Presentant/Executant

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





Handwritten signature or mark.

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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 PARAMITA ROY PALADHI  
 PRASUNKUMAR ROY PALADHI  
 26/03/1991  
 Permanent Account Number  
 COAPP8849K  
 Paramita Roy Paladhi  
 Signature  


Paramita Roy Paladhi

Paramita Roy Paladhi

अज्ञात किंवा कोणीकडे पाहिले पर आपण या कार्डचे पत्ते। लोटाए:  
 आयकर पंग सेवा इकाई, एनएसडीएल  
 ५ गी मॉडल, अरी इस्टीम, प्लॉट नं. ३४१, सर्वे नं. १११/८,  
 मॉडल कॉलोनी, दीप बंगला चौकचे मागे,  
 पुणे - ४११ ०१३

If this card is lost / someone's lost card is found,  
 please inform / return to:  
 Income Tax PAN Services Unit, NSDL  
 5th Floor, Main Building,  
 Plot No. 341, Survey No. 111/8,  
 Model Colony, Near Deep Building Chowk,  
 Pune - 411 013

Tel: 011-0527212880, Fax: 011-27212881  
 e-mail: unit@nsdl.com

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

MADHUMITA ROY PALADHI  
PRASUN KUMAR ROY PALADHI  
18/05/1988  
Permanent Account Number  
AMBPR3881F  
Madhumita  
Roy Paladhi  
Signature



Madhumita Roy Paladhi.  
Madhumita Roy Paladhi.



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PURABI ROY PALADHI  
DHIRAJ KUMAR BHATTACHARYA

16/08/1944  
Permanent Account Number  
ANNPR2626M

*Purabi Roy Paladi*  
Signature



*Purabi Roy Paladi*

*Purabi Roy Paladi*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

नामों वाला सरकारी कार्ड  
Permanent Account Number Card

AKZPR5155J

भारत सरकार

नाम / Name  
PRASENJIT ROY PALADHI

पिता का नाम / Father's Name  
PRANAB KUMAR ROY PALADHI

जन्म का तिथि / Date of Birth  
12/12/1977



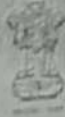
12/12/1977

*Prasenjit Roy Paladhi*

*Prasenjit Roy Paladhi*



आयकर विभाग  
INCOME TAX DEPARTMENT

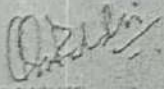


भारत सरकार  
GOVT. OF INDIA

PREMANKUR ROY PALADHI  
PRANAB KUMAR ROY PALADHI  
19/12/1973

Permanent Account Number

AFHPR9581F

  
Signature



*Premankur Roy Paladhi*

સત્યજીત સેનિટી  
સત્યજીત સેનિટી  
SAPTAPARNA DAS  
BISWANATH GHOSH  
D/11/21/1994  
Permanent Account Number  
ARPPD2441E  
Signature

Saptaparna Das

સત્યજીત સેનિટી  
સત્યજીત સેનિટી  
SAPTAPARNA DAS  
BISWANATH GHOSH  
D/11/21/1994  
Permanent Account Number  
ARPPD2441E  
Signature

Saptaparna Das

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 Date 1.7.6

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पंचायत समिति नरसिंह नगर

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पंचायत समिति नरसिंह नगर

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

GRN Details

GRN: 192022230095100631  
GRN Date: 10/08/2022 11:53:39  
BRN : 324576700  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: AXIS Bank  
BRN Date: 10/08/2022 11:56:56  
Payment Ref. No: 2002417166/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SRIJANI  
Address: 3A, N.D.P. - I, Sarojini Pally Nabapally, Barasat, 700126  
Mobile: 8240084027  
Depositor Status: Solicitor firm  
Query No: 2002417166  
Applicant's Name: Org STEP CONSULTANCY SERVICES  
Identification No: 2002417166/2/2022  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 10/08/2022  
Period To (dd/mm/yyyy): 31/03/2023

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002417166/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002417166/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-1525-11936/2022	Date of Registration	10/08/2022
Query No / Year	1525-2002417166/2022	Office where deed is registered	
Query Date	08/08/2022 4:10:49 PM	D.S.R. - III NORTH 24-PARGANAS, District North 24-Parganas	
Applicant Name, Address & Other Details	STEP CONSULTANCY SERVICES 4/1, K. N. C. Road North, Barasat, Thana : Barasat, District : North 24-Parganas, W BENGAL, PIN - 700124, Mobile No. : 8240839889, Status : Solicitor firm		
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. 39,37,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(U area)		

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, V No: 5, Holding No:29 JI No: 83, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1981	RS-1381	Bastu Pukurpar	4 Katha	1/-	36,00,003/-	Width of Appro Road: 14 Ft., Adjacent to M Road,
<b>Grand Total :</b>				6.6Dec	1 /-	36,00,003 /-	



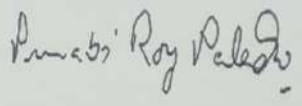


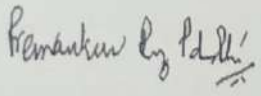


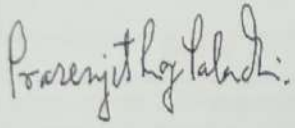
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	1 /-	3,37,500 /-	



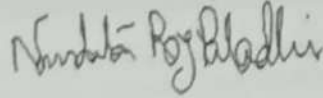


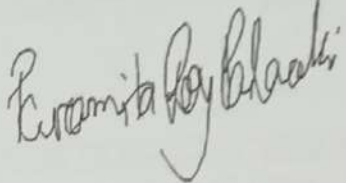


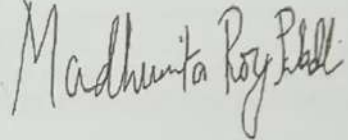




and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Smt PURABI ROY PALADHI (Presentant )</b>                      Wife of Late Pranab Kumar Roy Paladhi                      Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	 <p>10/08/2022</p>	 <p>LTI 10/08/2022</p>	 <p>10/08/2022</p>
<p>W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx6M,Aadhaar No No Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>				
2	<p><b>Shri PREMANKUR ROY PALADHI</b>                      Son of Late Pranab Kumar Roy Paladhi                      Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	 <p>10/08/2022</p>	 <p>LTI 10/08/2022</p>	 <p>10/08/2022</p>
<p>W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx1F,Aadhaar No Not Provided t UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>				
3	<p><b>Shri PRASENJIT ROY PALADHI</b>                      Son of Late Pranab Kumar Roy Paladhi                      Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	 <p>10/08/2022</p>	 <p>LTI 10/08/2022</p>	 <p>10/08/2022</p>
<p>W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex Phase-3, City:- , P.O:- Golf Green, Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx5J,Aadhaar No Not Provided I UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>				



Name	Photo	Finger Print	Signature
<b>Smt NANDITA ROY PALADHI</b> Wife of Late Prasun Kumar Roy Paladhi Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	 10/08/2022
5/10 Sarojini Pally, City:- , P.O:- Mabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AMxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt PARAMITA ROY PALADHI</b> Daughter of Late Prasun Kumar Roy Paladhi Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	 10/08/2022
5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: In India, PAN No.:: COxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt MADHUMITA ROY PALADHI</b> Daughter of Late Parasun Kumar Roy Paladhi Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	 10/08/2022
5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: In India, PAN No.:: AMxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			



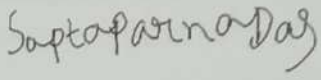







Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SRIJANI</b> 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: APxxxxxx1E,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
	<b>Smt SAPTAPARNA DAS</b> Wife of Shri Arnab Kumar Das Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office			
		Aug 10 2022 4:55PM	LTI 10/08/2022	10/08/2022
5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJANI (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri BISWAJIT SHIL</b> Son of Shri Gadadhar Shil Vivekananda Pally, Gorur Phari, City:- , P.O:- Hazinagar, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135			
	10/08/2022	10/08/2022	10/08/2022
Identifier Of Smt PURABI ROY PALADHI, Shri PREMANKUR ROY PALADHI, Shri PRASENJIT ROY PALADHI, Smt NANDITA ROY PALADHI, Smt PARAMITA ROY PALADHI, Smt MADHUMITA ROY PALADHI, Smt SAPTAPARNA DAS			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt PURABI ROY PALADHI	SRIJANI-1.1 Dec
2	Shri PREMANKUR ROY PALADHI	SRIJANI-1.1 Dec
3	Shri PRASENJIT ROY PALADHI	SRIJANI-1.1 Dec
4	Smt NANDITA ROY PALADHI	SRIJANI-1.1 Dec
5	Smt PARAMITA ROY PALADHI	SRIJANI-1.1 Dec
6	Smt MADHUMITA ROY PALADHI	SRIJANI-1.1 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt PURABI ROY PALADHI	SRIJANI-83.33333300 Sq Ft
2	Shri PREMANKUR ROY PALADHI	SRIJANI-83.33333300 Sq Ft
3	Shri PRASENJIT ROY PALADHI	SRIJANI-83.33333300 Sq Ft
4	Smt NANDITA ROY PALADHI	SRIJANI-83.33333300 Sq Ft
5	Smt PARAMITA ROY PALADHI	SRIJANI-83.33333300 Sq Ft
6	Smt MADHUMITA ROY PALADHI	SRIJANI-83.33333300 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , V. No: 5, Holding No:29 JI No: 83, Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1981, RS Khatian No:- 1381		





On 10-08-2022

**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 14:51 hrs on 10-08-2022, at the Office of the D.S.R. - III NORTH 24-PARGANAS by PURABI ROY PALADHI , 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 39,37,503/-

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

Execution is admitted on 10/08/2022 by 1. Smt PURABI ROY PALADHI, Wife of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife, 2. Shri PREMANKUR ROY PALADHI, Son of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Service, 3. Shri PRASENJIT ROY PALADHI, Son of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Service, 4. Smt NANDITA ROY PALADHI, Wife of Late Prasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 5. Smt PARAMITA ROY PALADHI, Daughter of Late Prasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Service, 6. Smt MADHUMITA ROY PALADHI, Daughter of Late Parasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Service

Indetified by Shri BISWAJIT SHIL, , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

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

Execution is admitted on 10-08-2022 by Smt SAPTAPARNA DAS, proprietor, SRIJANI (Sole Proprietoship), 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN: 700126

Indetified by Shri BISWAJIT SHIL, , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 10/08/2022 11:56AM with Govt. Ref. No: 192022230095100631 on 10-08-2022, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 324576700 on 10-08-2022, Head of Account 0030-03-104-001-16





Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/- and by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1256, Amount: Rs.5,000/-, Date of Purchase: 08/08/2022, Vendor name: S Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal

Online on 10/08/2022 11:56AM with Govt. Ref. No: 192022230095100631 on 10-08-2022, Amount Rs: 2,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 324576700 on 10-08-2022, Head of Account 0030-02-103-003-02

Prasanta Mukhopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH  
PARGANAS  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1525-2022, Page from 311078 to 311135  
being No 152511936 for the year 2022.



Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2022.08.10 17:23:48 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2022/08/10 05:23:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)