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District Sub-Registrar-III
 North 24-Parganas, Barasat

05 JUL 2023

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 05th day of
July, Two Thousand Twenty Three (2023) A. D.

BETWEEN

ক্রমিক নং ২০০ তারিখ ৩/৭/২০

কর্তা H. G. Associates, Taki Road, P.O. Barasat, K.

মূল ৫০০০ টাকা ০০ পয়সা

ভেণ্ডার শ্রী [Signature]

আমডান্স এ.ডি. এস. আর. অফিস

উক্ত ২৪ পরগণা

ক্রয়ের তারিখ.....

05 JUN 2023

মোট মূল্য.....

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ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র



District Sub-Registrar-III
Nada 24 Barasat, Barasat

05 JUL 2023

Biswajit Ghil
3/0 Ganga Sankar Ghil
Nainhati, Goudpur
Pin - 743135

1. Place - D.S.R III, Barasat.
2. District - North 24 Parganas,
3. Parties

3.1. 1) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), (VOTER ID NO. - CKW2791986) Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist- North 24 Parganas, 2) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), (VOTER ID NO. - RQL2021608) Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter 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 his respective legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

3.2. A. G. ASSOCIATES" (PAN - ABIFA1540N), a Partnership Firm having its registered Office at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700124, District- North 24 Parganas, represented by its Partners 1) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), (VOTER ID NO. - RQL2021608) Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, by Nationality - Indian, by faith - Hindu, by Occupation - Business, 2) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), (VOTER ID NO. - CKW2791986) Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist. - North 24 Parganas, by Nationality - Indian,

by faith – Hindu, by Occupation – Business, hereinafter called and referred to as the “DEVELOPER/PROMOTER” (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART/ SECOND PART.

- 3.3. Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

4. Subject Matter of Development:
- 4.1. Development Project & Appurtenances:
5. Project Property: ALL THAT piece and parcel of BASTU land measuring an area of 6 (Six) Cottah 11 (Eleven) Chatak equivalent 11 (Eleven) Decimals, be the same a little more or less, out of which 7 (Seven) Decimal of land in C.S Dag No. – 505 Corresponding to R.S Dag No – 1761, under L.R dag No – 1531, under Khatian No. – 401 and 4 (Four) Decimals of land in C.S & R.S Dag No. – 504, Corresponding to L. R. Dag No. – 1532, under Khatian No. – 521, Under L.R. Khatian No. – 14019 (Stands in the name of Sasptaparna Das) and 14021 (Stands in the name of Nanigopal Das) the said property is lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Re. Sa. No. – 6, Pargana – Anowarpur, Touzi No. – 146, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 11, Holding No. – 9, Premises at Basu Nagar Gate No. – 3, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas.

6. 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.

7. Absolute Ownership of Land Owners :-

WHEREAS Sri Asit Baran Saha, wife of Late Shyama Charan Saha of 36, Rathala Government Colony, P. S. - Belgharia, purchased all that piece and parcel of DANGA land measuring an area of 06 (Six) Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft., be the same a little more or less, being Plot No. 213 of Scheme No. -18 of The Housing End Property India Ltd., out of which 02 (Two) Cottah 03 (Three) Chittaks 36 (Thirty Six) sq.ft. of land in Dag No. - 505 under Khatian No. - 401 & 04 (Four) Cottah 07 (Seven) Chittaks 26 (Twenty Six) sq.ft. of land in Dag No. - 504, under Khatian No. - 521, the said property is lying and situated at Mouza - Udayrajpur, J. L.No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. - 146, lying within th jurisdiction of local Madhyamgram Municipality, A. D. S. R. 0. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, by a Registered Deed of Sale, being No. - 13966, dated - 28/09/1966, executed and registered by one Sri Baijnath Das, and the said Deed was registered with the office of S. R. 0. Barasat, copied in Book No. - I, Volume No. - 155, Pages from 177 to 185, being No. - 13966 for the year 1966. (It is pertinent to mention that said Sri Baijnath Das registered the said Deed in favour of Sri Asit Baran Saha on the strength of Final Decree of T. S. 151 of 1964, dated - 28/04/1966, in the Court of Ld. First Munsef at Barasat)

AND WHEREAS after purchasing the said plot of land while said Sri Asit Baran Saha had been possessing and enjoying the said he sold, transferred and conveyed all that the said DANGA land measuring an area of 06 (Six)

Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft. in physical measurement the land area stands 06 Cottah 11 Chitak equivalent to 11 Decimal, be the same a little more or less, being scheme Plot No. - 213 of Scheme No. - 18 of The Housing and Property India Ltd., in favour of Anita Ghosh (Now Deceased, wife of Deb Ranjan Ghosh, the deceased mother of the erstwhile Vendor/ Owner herein, by a Registered Deed of Sale (Bengali Kobala), being No. - 3222, dated 01/06/1977, and the said Deed was registered with the office of S. R. O. -Barasat, copied in Book No. - I, Volume No. - 64, Pages from 73 to 78, being No. - 3222 for the year 1977.

AND WHEREAS after purchasing the said plot of land said Anita Ghosh got her name duly mutated in the office of local Madhyamgram Municipality and constructed a one storied building over the said plot of land and while she had been possessing and enjoying the same she (Anita Ghosh) died on 13/03/1999 intestate leaving behind her one son and one daughter namely Somiranjan Ghosh & Swati Ghosh as her legal heirs and successors to inherit the said property left by said deceased Anita Ghosh with the provisions of Hindu Succession Act., 1956 and subsequently said Swati Ghosh died on 11/01/2013, as unmarried, intestate leaving behind her only brother said Somiranjan Ghosh as her only legal heirs and successors to inherit the share of property left by said deceased Swati Ghosh with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance, as depicted above, said Somiranjan Ghosh, the Owner/ Vendor herein, become the sole and absolute owner of all that piece and parcel of land measuring an area of 06 Cottah 11 Chittaks 17 sq.ft., at present in physical measurement the land area stands 06 Cottah 11 Chittaks equivalent to 11 Decimals, be the same a little more or less,

along with one storied building standing thereon, comprised in Dag No. 505 & 504 under Khatian No. -401 & 521, lying and situated at Mouza -Udayrajpur, J.L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. 146, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram in the District of North 24 Parganas, and he got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, North 24 Parganas, and he has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS it is pertinent to mention that the said 06 Cottah 11 Chittaks equivalent to 11 Decimals of land more or less, has been recorded in the present L.R. Settlement Operation under L. R. Khatian No. - 4816 (stands in the name of Anita Ghosh), vide L. R. Dag No. - 1531, Area of Land = 07 Decimals, as 10000 share, Nature of Land - "DANGA" & vide L. R. Dag No. - 1532, Area of Land = 04 Decimals, as 1203 share out of. 33 Decimals, Nature of Land - "DANGA".

AND WHEREAS it is also pertinent to mention that erstwhile the Owner/ Vendor also got Sale Permission from the local Madhyamgram Municipality, on 07/05/2022, being Memo No. - 16371.

AND WHEREAS by dint of a registered Deed of Sale Vide No. 152507799/2022 Dated - 20/05/2022, which is copied in Book No. - I, Volume No. - 1525-2022, Pages from 218544 to 218566 same was the registered before the D.S.R. - III, Barasat North 24 Parganas the said Somiranjana Ghosh sold, transferred and conveyed all that piece and parcel of Land measuring 06 Cottah 11 Chittaks equivalent to 11 Decimals of land more or less in favour of

SMT. SAPTAPARNA DAS, wife of Sri Arnab Das & SRI NANI GOPAL DAS, son of the Late Narayan Chandra Das, present vendor/owner herein, lying and situated at Mouza - Udayrajpur, J.L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. 146, Dag No. 505 & 504 under Khatian No. -401 & 521, under L. R. Khatian No. - 4816 (stands in the name of Anita Ghosh), vide L. R. Dag No. - 1531, Area of Land = 07 Decimals, as 10000 share, Nature of Land - "DANGA" & vide L. R. Dag No. - 1532, Area of Land = 04 Decimals, as 1203 share out of. 33 Decimals, Nature of Land - "DANGA", within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, in the District of North 24 Parganas, and they has been possessing and enjoying the same peacefully and recorded his name without interruption of others as sixteen annas owner thereof and the said land is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS that after obtaining the said plot of land said SMT. SAPTAPARNA DAS & SRI NANI GOPAL DAS, duly got mutated their name in the Office of Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, premises at Basu Nagar 3 No. GT, and also recorded under the L.R. settlement record under L.R. Khatian No. - 14019 (stand in the name of Saptaparna Das) & L.R. Khatian No. - 14021 (stand in the name of Nani Gopal Das), under R.S. & L.R. Dag No. - 1531 & 1532, J.L. No. - 43, Mouza - Udayrajpur, within the jurisdiction of A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram, District North 24 Parganas, the present land owner's herein they has been possessing and enjoying the same peacefully without interruption of others in their said property is free from all encumbrances, charges, liens, mortgages

whatsoever and usually paid rents and taxes before the Government Sherestha and the Office of the local authority in their name time to time.

8. **Desire of Development of the land & Acceptance:** The said SAPTAPARNA DAS & SRI NANI GOPAL DAS, the Land Owner herein, express their desire to develop the aforesaid land measuring which 06 Cottah 11 Chittaks equivalent 11 Decimal. be the same a little more or less, out of which 7 Decimals of Land under C.S Dag No. – 505 Corresponding to R.S Dag No – 1761, under L.R dag No – 1531, under Khatian No. – 401 & 4 Decimals of land in C.S & R.S Dag No. – 504, Corresponding to L. R. Dag No. – 1532, under Khatian No. – 521, Under L. R. Khatian No. – 14019 (Stands in the name of Saptaparna Das) and 14021 (Stands in the name of Nanigopal Das) the said property is lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Re. Sa. No. – 6, Pargana – Anowarpur, Touzi No. – 146, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 11, Holding No. – 9, Premises at Basu Nagar Gate No. – 3, A.D.S.R.O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas. by constructing multi-storied building (G+3) thereon in accordance with the building sanction plan to be sanctioned by the concerned Madhyamgram Municipality, and the present Developer has accepted the said proposal and the present Land Owners have decided to enter into the present Development & Construction Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written,

9. **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 "A. G. ASSOCIATES", a partnership firm represented by its two partner's 1) SHRI NANI GOPAL DAS, Son of Late Narayan Chandra Das & 2) SMT. SAPTAPARNA DAS, wife of Sri Arnab Kumar Das, as their Constituted Attorney, 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.

10. DEFINITION:

10.1. **Building** : Shall mean multi storied building (G+3) so to be constructed on the project property.

10.2. **Name of the Building:** shall mean the new (G+3) multi storied building so mentioned in above shall be named after completion of the building by between the mutually settled by the parties herein 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 proposed name of the building in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

10.3. **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.

10.4. **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.

10.5. **Land Owners' Allocation :** It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the One (01) Flat, as will be sanctioned by the Madhyamgram Municipality, for the (G+3) storied building in accordance with the sanctioned building plan, 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 :-

Which is more fully described in Second Schedule written herein below.

The Land Owner's shall entitled for their allocation as the following manners:-

Floor	Flat	Area (Super Built - Up)	Side/Corner
Third Floor	C3	1178 Sq.ft	North-West
Third Floor	D3	911 Sq.ft	North-East

10.6. **Developer's Allocation:** Shall mean all the remaining area i.e. of the construction/Sanction area in the said proposed (G+3) Storied Building excluding Land Owners' Allocation in the said (G+3) storied Building

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.

Floor	Flat
Ground Floor	Entire Floor
First Floor	Entire Floor
Second Floor	Entire Floor
Third Floor	Excluding One (02) Flats, Flat no. C3 & D3

- 10.7. **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.
- 10.8. **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.
- 10.9. **Building Plan:** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Madhyamgram Municipality in the names of the Land Owners for construction of the building including its modification and amenities and alterations.
- 10.10. **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.
- 10.11. **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.

10.12. Super Built Up Area (For any Individual Unit) : Here super built up area means the total covered area plus service area or common area.

11. LANDOWNERS' RIGHT & REPRESENTATION.

11.1. 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.

11.2. 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.

12. DEVELOPER, PROMOTER'S RIGHTS

12.1. 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 contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement,

12.2. Right of Construction: The Land Owners hereby grants permission an exclusive right to the Developer to build new building upon the project property.

12.3. 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,

12.4. Sale Proceeds of Developers Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively,

- 12.5. 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.
- 12.6. 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.
- 12.7. 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.
- 12.8. 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.
- 12.9. 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.

12.10. **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.

13. **CONSIDERATION:**

13.1. **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.

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

14.1 **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 any way interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation,

14.2 **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 any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

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

16. **NEW BUILDING:**

- 16.1. **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.
- 16.2. **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,
- 16.3. **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,
- 16.4 **Taxes & Other Taxes of the Property:** The Developer shall pay and clear up all the arrears on account of taxes and outgoing of the said property from his own fund and up to the date of this agreement to till the date of completion of the construction and handover allocation.

From the date of completion and allocation of the floor area between the 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,

16.5 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.

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

16.7 PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

16.7.1 Delivery of Possession : As soon as the building will be completed with 24+6 (Thirty) months, 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.

16.7.2 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, GST. (if applicable) 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,

16.7.3 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.

17. COMMON RESTRICTION:

17.1 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 ail occupiers of the building, which shall include as follows :-

17.2 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.

17.3 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.

- 17.4 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,
- 17.5 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,
- 17.6 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.
- 17.7 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.
- 17.8 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 the building or in the compound corridor or any other portion or portions of the building.

17.9 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.

18. LANDOWNERS OBLIGATION:

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.

19. DEVELOPERS OBLIGATIONS:

19.1 **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 sanction of building plan failing which another 06 (Six) months will be given as grace period.

19.2 **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.

20. 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,

21. 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.

22. MISCELLANEOUS:

a. **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.

b. **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 cause 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.

c. **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 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.

d. **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.

- e. **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.
- f. **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 indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,
- g. **Documentation :** The Land Owners delivered all the original title deed ,and all other relevant documents original and photo copy relating to the said premises, it is necessary to produce original documents before any authority for verification, at the time of registration of this development and construction agreement and development power of

attorney after the registration of development agreement and developer have to submit in the form of written undertaken letter in favor of land owner's for receiving of this original documents.

- h. **Roof /Terrace:** The entire roof/terrace of the building shall belong to the Land Owners, Flat Owners and the Developer proportionately.
- i. **Right of Amalgamation:** The Developer can amalgamate the said property with any adjacent plot/s, without violating the interest of the Land Owners of this Property, and in that event the land Owner's will have no objection.

23. 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, pandemic, riot, war, storm, tempest, civil commotion, strike, Lock down and / or any other act of commission beyond the reasonable control of the parties hereto,

24. 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:

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.

25. 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.

26. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

27. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

28. 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

(Entire Premises)

ALL THAT piece and parcel of DANGA land measuring an area of 6 (Six) Cottah 11 (Eleven) Chatak equivalent 11 (Eleven) Decimals, be the same a little more or less, out of which 7 (Seven) Decimal of land in C.S Dag No. - 505 Corresponding to R.S Dag No - 1761, under L.R dag No - 1531, under Khatian No. - 401 & 4 (Four) Decimals of land in C.S & R.S Dag No. - 504, Corresponding to L. R. Dag No. - 1532, under Khatian No. - 521, Under L.R. Khatian No. - 14019 (Stands in the name of Saptaparna Das) & 14021 (Stands in the name of Nanigopal Das) the said property is lying and situated at Mouza - Udayrajpur, J. L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. - 146, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, upon which the newly proposed multistoried building (G+3) is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-

Butted and Bounded by:-

- ON THE NORTH : 12 Feet Wide Municipal Road (Basu Nagar Gate No. - 3)
ON THE SOUTH : 12 Feet wide Municipal Road.
ON THE EAST : Scheme Plot No. - 212.
ON THE WEST : 12 Feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNERS' ALLOCATION)

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the Two (02) No of Flat, as will be

sanctioned by the Madhyamgram Municipality, for the (G+3) storied building in accordance with the sanctioned building plan, 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 :-

Which is more fully described in Second Schedule written herein below.

The Land Owner's shall entitled for their allocation as the following manners:-

Floor	Flat	Area (Super Built - Up)	Side/Corner
Third Floor	C3	1178 Sq.ft	North-West
Third Floor	D3	911 Sq.ft	North-East

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

Developer's Allocation: Shall mean all the remaining area i.e. of the construction/Sanction area in the said proposed (G+3) Storied Building excluding Land Owners' Allocation in the said (G+3) storied Building 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.

Floor	Flat
Ground Floor	Entire Floor
First Floor	Entire Floor
Second Floor	Entire Floor
Third Floor	Excluding Two (02) Flats, Flat no. C3 & D3

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

1. Stair case on all floors;

2. Staircase landing on all floors, and roof of the top floor.
3. Common passage and lobby.
4. Tube well (if any).
5. Lift, Lift Room
6. Soundless Generator, Generator Room.
7. Under Ground Water Reservoir for Ganga Action Plan.
8. Submersible pump, overhead tank, water pipes and others common plumbing installations water reservoir;
9. Electrical wiring, meters and fittings (excluding these as are installed for any particular unit);
10. Drainage and sewers;
11. Submersible pump and switch panel (if any)
12. Boundary walls and main gates;
13. Driveways and garden;
14. Roof of the top floor;
15. Such other common parts areas equipment, installations fixtures, fittings and spaces in or about the said building

BUILDING MATERIALS

- Foundation :- R.C.C. based on soil test done in accordance with I.S. 42131.
- Superstructure :- R.C.C. framed structure with R.C.C. columns, and slabs with R.C.C. column foundation with framed Structure.
- Walls :- 5" thick brick wall on external face and 5" & 3" thick brick partition wall with cement mortar.
- Finishing :- Sand cement plaster on both sides of walls and internal walls and ceilings will be putti finished, External walls will be provided with acrylic colour/colours.

Floors

:- Vitrified Tiles/Marble (cut size) floor.

Door

:- Frames of good quality wood and flush doors and with proper fitting for inside room.

Window

:- Windows .made of M.S. Grills with designing glass.

Kitchen

:- One Green polished marble slab on cooking platform, stainless steel sink with bib-cock, 2-0" glazed tiles on walls over cooking platform as per our specification of tiles will be provided.

Toilets

:- Marble flooring with 6" skirting and total 5'- 6" height wall tiles on all sides, 2 taps, 1 shower, 1 European Type Commode and one W.C. with low polythene cistern will be provided (1 Eu/Indian Type W.C. provided for additional toilet).

Plumbing

:- All external soil, waste water pipe and rain water pipes of high density P.V.C pipe all internal and external water lines will be G.I. pipe and internal pipe will be concealed.

Water Supply

:- 24 hours water supply from overhead water reservoir with the help of submersible pump and deep tube well, one Municipal water connection will be provided on ground floor.

Electrification

:- Concealed wiring on ceiling and walls up to switch board having adequate Nos. of points for fan, light and power sockets.

• ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

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

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. B. S. Sanyal
Nandini, Gurdipally:

2. Anubhab Basu, S/O Sub. J. Basu
Ashoknagar, North
24 Parganas.

Drafted By:

Sujit Kumar Seal

Advocate

Barasat Judges' Court

Barasat, North 24 Parganas.

Sujit Kumar Seal

Advocate

District Judges' Court

Barasat, North 24 Parganas

Enrolment No.- F-1144/2020

Printed by :-

Anubhab Basu

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

Kolkata - 700124.

1. Saptaparnadas

2. Nani Gopal Das

SIGNATURE OF THE LAND OWNERS

A. G. ASSOCIATES

1. *Nani Gopal Das*

Partner

2. **A. G. ASSOCIATES**

Saptaparnadas

Partner

SIGNATURE OF THE DEVELOPER

RULE 44A OF THE I.R. ACT 1908

SHIRI NANI GOPAL DAS

Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Shirinani Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Shirinani Gopal Das

Signature of the Presentant

2) Name – SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Saptaparna Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

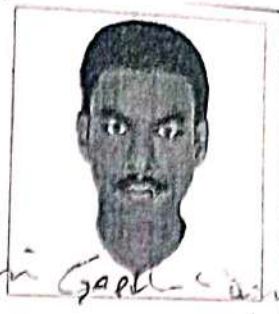
Saptaparnadas

Signature of the Presentant

RULE 44A OF THE I.R. ACT 1908

SHRI NANI GOPAL DAS

Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Nani Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

A. G. ASSOCIATES

Nani Gopal Das

Signature of the Presentant



Saptaparna Das

2) Name – SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

A. G. ASSOCIATES

Saptaparna Das

Signature of the Presentant

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABIFA1540N



नाम / Name
A G ASSOCIATES

विगमन/गठना की तारीख
Date of Incorporation/Formation
15/10/2018

04052017

इस कार्ड के खोने/पाने पर कृपया साबित करें/सीटारें:
आयकर पैन सेवा इकाई, एन एस डी एस
डी वी मॉडल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक, के प्रात,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit- NSDE
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: itnms@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

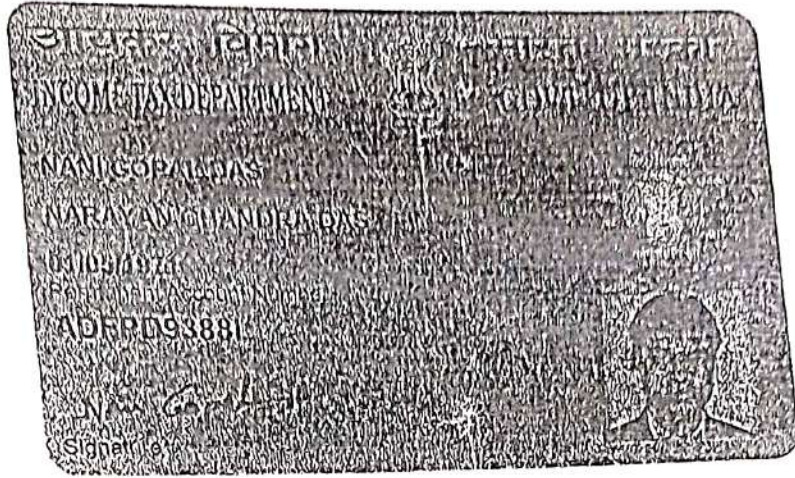
SAPTAPARNA DAS
BISWANATH GHOSH

07/12/1984

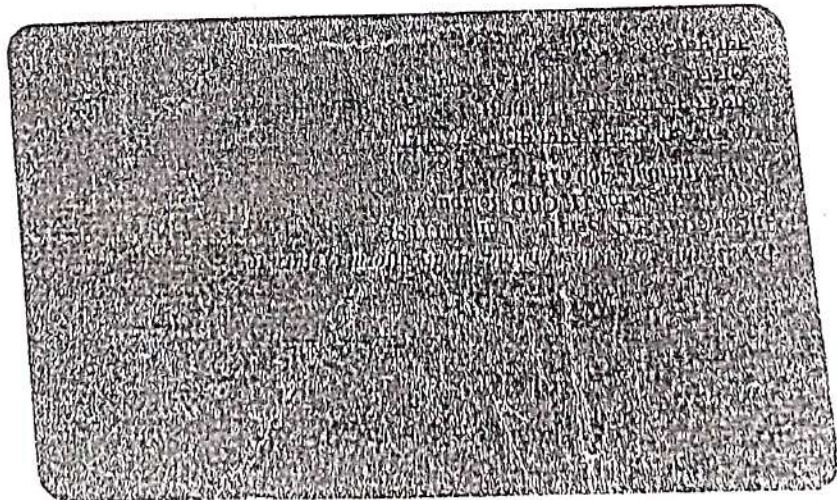
Permanent Account Number
APLPD2481E

Saptaparna Das
Signature





Nari Gopal Das.



Nari Gopal Das.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



040720232011939278

GRIPS Payment Detail

GRIPS Payment ID: 040720232011939278 Payment Init. Date: 04/07/2023 18:37:08
Total Amount: 15041 No of GRN: 1
Bank/Gateway: AXIS Bank Payment Mode: Online Payment
BRN: 327177546 BRN Date: 04/07/2023 18:40:22
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

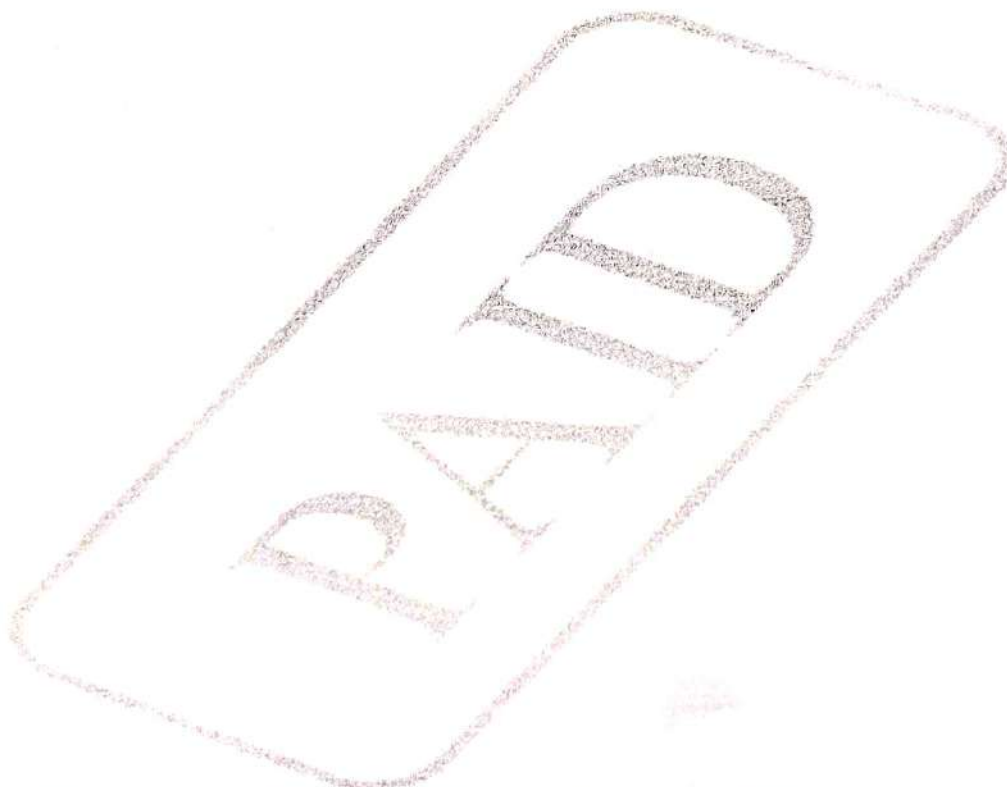
Depositor's Name: A G ASSOCIATES
Mobile: 7003203706

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240119392791	Directorate of Registration & Stamp Revenue	15041
Total			15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

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



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



192023240119392791

Details
BRN:
GRIPS Payment ID:
Payment Status:

192023240119392791
04/07/2023 18:37:08
327177546
040720232011939278
Successful

Payment Mode:
Bank/Gateway:
BRN Date:
Payment Init. Date:
Payment Ref. No:

Online Payment
AXIS Bank
04/07/2023 18:40:22
04/07/2023 18:37:08
2001697513/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: A G ASSOCIATES
Address: NIBEDITA PLACE TAKI ROAD, BARASAT
Mobile: 7003203706
EMail: mail.stepcon@gmail.com
Contact No: 9836469506
Depositor Status: Solicitor firm
Query No: 2001697513
Applicant's Name: Mrs Shreyasee Biswas
Identification No: 2001697513/3/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 04/07/2023
Period To (dd/mm/yyyy): 04/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001697513/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001697513/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Year	I-1525-08640/2023	Date of Registration	05/07/2023
No	1525-2001697513/2023	Office where deed is registered	
Applicant Name, Address Other Details	03/07/2023 1:44:28 PM D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas		
Transaction	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836469506, Status : Advocate		
[110] Sale, Development Agreement or Construction Agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,02,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, .
Holding No:9 JI No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1531 (RS :-)	LR-14019	Bastu Danga	3.5 Dec	1/-	32,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-1531 (RS :-)	LR-14021	Bastu Danga	3.5 Dec	1/-	32,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-1532 (RS :-)	LR-14019	Bastu Danga	2 Dec	1/-	18,54,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-1532 (RS :-)	LR-14021	Bastu Danga	2 Dec	1/-	18,54,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :				11Dec	4 /-	102,00,000 /-	
Grand Total :				11Dec	4 /-	102,00,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
SAPTAPARNA DAS (Representant) Wife of Shri ARNAB KUMAR DAS Executed by: Self, Date of Execution: 05/07/2023 Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office			
05/07/2023	LTI 05/07/2023	05/07/2023	

5/12 SAROJINIPALLY, 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 :Individual, Executed by: Self, Date of Execution: 05/07/2023
 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri NANI GOPAL DAS Son of Late NARAYAN CHANDRA DAS Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office			
05/07/2023	LTI 05/07/2023	05/07/2023	







NIBEDITA PLACE, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023
 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office

Developer Details :



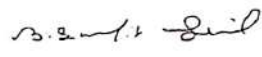
SI No	Name,Address,Photo,Finger print and Signature
1	A G ASSOCIATES NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.:: ABxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
NANI GOPAL DAS Son of Late NARAYAN CHANDRA DAS Date of Execution - 05/07/2023, , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office			
Jul 5 2023 2:34PM	LTI 05/07/2023	05/07/2023	
NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)			
Name	Photo	Finger Print	Signature
2 Smt SAPTAPARNA DAS Wife of Shri ARNAB KUMAR DAS Date of Execution - 05/07/2023, , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office			
Jul 5 2023 2:33PM	LTI 05/07/2023	05/07/2023	
5/12 SAROJINI PALLY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT SHIL Son of Shri GADADHAR SHIL VIVEKANANDAPALLY GARURFARI, City:- , P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135			
05/07/2023	05/07/2023	05/07/2023	
Identifier Of Smt SAPTAPARNA DAS, Shri NANI GOPAL DAS, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS			

Transfer of property for L1		To. with area (Name-Area)
From	Smt SAPTAPARNA DAS	A G ASSOCIATES-3.5 Dec
Transfer of property for L2		To. with area (Name-Area)
From	Shri NANI GOPAL DAS	A G ASSOCIATES-3.5 Dec
Transfer of property for L3		To. with area (Name-Area)
Sl.No	From	To. with area (Name-Area)
	Smt SAPTAPARNA DAS	A G ASSOCIATES-2 Dec
Transfer of property for L4		To. with area (Name-Area)
Sl.No	From	To. with area (Name-Area)
1	Shri NANI GOPAL DAS	A G ASSOCIATES-2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, .
Holding No:9 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1531, LR Khatian No:- 14019	Owner:সম্পর্না দাস , Gurdian:অর্নব কুমার দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.03500000 Acre,	Smt SAPTAPARNA DAS
L2	LR Plot No:- 1531, LR Khatian No:- 14021	Owner:ননী গোপাল দাস, Gurdian:নারায়ন চন্দ্র দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.03500000 Acre,	Shri NANI GOPAL DAS
L3	LR Plot No:- 1532, LR Khatian No:- 14019	Owner:সম্পর্না দাস , Gurdian:অর্নব কুমার দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt SAPTAPARNA DAS
L4	LR Plot No:- 1532, LR Khatian No:- 14021	Owner:ননী গোপাল দাস, Gurdian:নারায়ন চন্দ্র দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Shri NANI GOPAL DAS

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.

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

Presented for registration at 14:03 hrs on 05-07-2023, at the Office of the D.S.R - III NORTH 24-PARGANAS by Smt
SAPTAPARNA DAS, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,02,00,000/-

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

Execution is admitted on 05/07/2023 by 1. Smt SAPTAPARNA DAS, Wife of Shri ARNAB KUMAR DAS, 5/12
SAROJINIPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by
caste Hindu, by Profession Business, 2. Shri NANI GOPAL DAS, Son of Late NARAYAN CHANDRA DAS, NIBEDITA
PLACE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu,
by Profession Business

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

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

Execution is admitted on 05-07-2023 by Shri NANI GOPAL DAS, PARTNER, A G ASSOCIATES (Partnership Firm),
NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal,
India, PIN:- 700124

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

Execution is admitted on 05-07-2023 by Smt SAPTAPARNA DAS, PARTNER, A G ASSOCIATES (Partnership Firm),
NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal,
India, PIN:- 700124

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b)
= Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2023 6:40PM with Govt. Ref. No: 192023240119392791 on 04-07-2023, Amount Rs: 21/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 327177546 on 04-07-2023, Head of Account 0030-03-104-001-16

Stamp Duty

required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs
by online = Rs 15,020/-

n of Stamp

Type: Court Fees, Amount: Rs. 10.00/-

Type: Impressed, Serial no 133, Amount: Rs.5,000.00/-, Date of Purchase: 03/07/2023, Vendor name: G P

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 04/07/2023 6:40PM with Govt. Ref. No: 192023240119392791 on 04-07-2023, Amount Rs: 15,020/-, Bank:
S Bank (UTIB0000005), Ref. No. 327177546 on 04-07-2023, Head of Account 0030-02-103-003-02

Dilip Mondal

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

of Registration under section 60 and Rule 69.
d in Book - I
, number 1525-2023, Page from 221523 to 221568
, No 152508640 for the year 2023.



Digitally signed by Dilip Kumar Mondal
Date: 2023.07.05 16:40:02 -07:00
Reason: Digital Signing of Deed.

Dilip Kumar Mondal

(Dilip Kumar Mondal) 2023/07/05 04:40:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)