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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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... West Bengal

09 FEB 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on
 this 9th day of February Two Thousand and Twenty
 Two 2022 in *Christian Era* By and Between

191812



Name Tapas Chanda Adv
Address Sealadah Civil Court
No. 50006- Kol-14

Kolkata Collection
11, Netaji Subhas Road,
Kolkata-1

Anjan Kr. Saha
Licensed Stamp
Vendor

FR 1881 2000



09 FEB 2022
Sodepur, Nadia 247430

Sandip Das
S/O Sri Prity Das
R.K. Pally, Jamkati
P.S. - Kherakh, Kol-114.

1.1 SRI ACHYUT BHUSAN CHANDA , Pan - APXPC5301E , Son of Late Amalendu Bikash Chanda , by Religion - Hindu, by Occupation - Business , Residing at 52/32, Old Calcutta Road, Dangapara, P.O.- Rahara, Police Station - Rahara, (formerly it was under Khardah), Kolkata - 700 118, District - North 24 Parganas .

(Hereinafter called and referred to as the LANDOWNER , which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and each of his heirs, executors, administrators, successors, legal representatives and or assignees etc of the First Part AND

2. "ANNAPURNA GRIHA NIRMAN" , Pan - ABXFA1140P a Partnership Firm, having its Office at Building "BISWABINA APARTMENT" , 114/89/7 , Iswar Chowdhury Road, P.O. - Rahara, Police Station . - Rahara (formerly it was under Khardah) , Dist.- North 24 Parganas, Kolkata - 700 118, Represented by

2.1 SRI BHANU BEPARI , PAN - ALIPB2955N, Son of Sri Amulya Bepari , by Religion - Hindu, by Occupation - Business, residing at 1,No. Surya Sen Nagar, P.O. & P.S - Khardah, Dist.-North 24 - Parganas, Kolkata - 700 117.

2.2 SRI SOUMEN DAS , PAN - AMHPD1154D, Son of Late Ramendra Nath Das, by Religion - Hindu, by Occupation - Business, residing at 1,No. Surya Sen Nagar, P.O. & P.S - Khardah, Dist.-North 24 - Parganas, Kolkata - 700 117,

2.3 SRI SUKANTA MUKHERJEE Pan - ANZPM4172F Son of Shri Sushanta Mukherjee , by Religion - Hindu , by Occupation - Business , residing at 11/7, Ram Chand Mukherjee Lane , P.O.- Baranagar, Police Station- Baranagar, Dist.- North 24 Parganas, Kolkata - 700 90 .

2.4 SRI DEBASHIS NAG , Pan - AHZPN3267G, Son of Late Saral Kumar Nag , by Religion - Hindu ,by Occupation - Business , residing at 3 No. Suryasen Nagar, P.O - Khardah , P.S. - Khardah , Dist.- North 24 Pargana, Kolkata - 700 117,

(Developer , includes Successors - in - interest and / or assigns) And

3. Devolution of Title of the Schedule property

3.1 Whereas one Anath Bandhu Chanda, son of Late Jaga Bandhu Chanda was the recorded lawful Owner in respect of land total admeasuring more or less 15.25 Satak out of which 9.25

Satak bastu land lying in C.S. & R.S. Dag no. - 284, Under C.S. Khatian no. - 372 & 63 corresponding R.S. Khatian no. - 313, and part of Danga land measuring more or less .06 Satak was lying under R.S. Dag no. - 230, 280 & 281, uunder C.S. Khatian no. - 372 corresponding R.S. Khatian no. - 17 all are within the Mouza - Rahara, J.L. no. - 03., Re.Su. no. - 61, Touzi no. - 184-190, P.O. - Rahara, within the Police Station Khardah (at present it is under the Rahara), District - North 24 Parganas.

3.3 By the aforesaid manners said Anath Bandhu Chanda was became and entitled to absolute Owner in respect of the entire land measuring more or less **15.25 Satak** i.e. be the same and or little more or less 09 Cottahs 01 Chhitak 38 Sqft and being the absolute Owner said Anath Bandhu Chanda duly mutated his name before the R.S. Settlement Record within **R.S. Dag no. - 284**, under **Khatian no. - 313** in respect of land mesuring more or less 10 Satak i.e be the same and or little more or less 06 six Cottahs .

3.4 Deed of Gift being no. - 03461 for the year 1986 in favour of Sri Amalendu Bikash Chanda

Whiel seized and possessed the above entire land said Anath Bandhu Chanda with natural love and affection duly gifted and transferred his above entire land 15.25 Satak i.e. be the same and or little more or less 09 Cottahs 01 Chhitak 38 Sqft with two storied pucca building, to his son Amalendu Bikash Chanda, the father of the present Owner through a registered Bengali Dan Patra i.e. Deed of Gift said Deed of Gift duly registered on 29/05/1986, registered in the Office of A.D.S.R. at Barrackpore, recorded into Book no.- I, Volume no. - 62, Written in pages 297 to 308, **Being no. - 3461 for the year 1986.**

3.5 While after owned and acquired the above land with Building by the above Deed of Gift being no. - 3461 for the year 1986 said Amalendu Bikash Chanda duly mutated his name before the L.R. Settlement Record within **L.R. Dag no. - 641**, under **Khatian no. - 169/1** in respect of land mesuring more or less 10 Satak i.e be the same and or little more or less **06 Cottahs**

3.6 Absolute Ownership Devolved upon the present Owner

While seized and possessed the above landed property said Amalendu Bikash Chanda died intestate in Hindu Dayabhaga School of Law on 06.03.2021 leaving behind him surviving his only son Sri Achyut Bhusan Chanda, the present Owner herein as his only legal heirs and successor who inherited the entire property of the deceased Amalendu Bikash Chanda. Be it mentioned here the wife of Amalendu Bikash Chanda namely Anju Chanda who predeceased him died on 19/07/2015 .

4.1. Mutation with Municipal Record under the name of the present Owner

By the manners aforesaid Sri Achyut Bhusan Chanda after becoming the absolute owner of the above gifted land with structure duly mutated his name with his property in he Assesment

Record of Khardah Municipality in Holding no. - 52/32, Old Calcutta Road , Dangapara, Ward no. - 02 .

4.2 Non encumbrances : The Owner indemnify that he has good marketable title to the First Schedule Property and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

5.1 Engagement of Developer :

The Owner is now desires to build up his own residential Building by exploitation his land measuring more or less 06 Cottahs after demolish the existing structure and due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no other alternative but to search for a good, reputable Developer/Builder towards selection of a Joint Venture partner in regard to the development of their Said Premises and with a view of that aspect Owner approached before the Developer , herein .

5.2 That Owner thereto for the purpose of developing and commercially exploiting the larger property by construction of the Complex hereon after several meetings and duly scrutinizing of the proposals of the Developer M/s Annapurna Griha Nirman and selling various Apartments/Spaces therein the Owner entrusted the work of development of the project property to the Promoter/ Developer on the terms and conditions and all other relevant aspects, the Owner of the Said Premises have considered the proposal and are agreeable on such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereto and thereafter construct a new multi stoired Building thereon strictly in adherence and in conformity to the Sanctioned Building Plan will be obtained from the Khardah Municipality.

The Owner of this presents have arrived at an understanding with the Developer concern towards development of the captioned land as aforesaid by utilizing Developer Concern's expertise.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties herein as follows:

- 1.1 **OWNER** : Shall mean Sri Achyut Bhusan Chanda and his legal heirs and successors.
- 1.2 **DEVELOPER** : Shall mean Annapurna Griha Nirman", Pan-ABXFA1140P a Partnership Firm, Registered Office at t Building "BISWABINA APARTMENT" , 114/89/7 , Iswar Chowdhury Road, P.O. -

Rahara, Police Station . - Rahara (formerly it was under Khardah) , Dist.- North 24 Parganas, Kolkata - 700 118 to represent the Firm until further information by the Firm.

1.3 **PROJECT** : Shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial . There shall be other infrastructures like Water Supply, along with the Security System, for Common area & Lift/s. (hereinafter referred to as the "Said Project"). The preliminary scheme and planning of the Said Project may go through minor changes as per requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.4 **PREMISES** : ALL THAT piece and parcel of Bastu land measuring 06 Cottahs Together with old dilapidated one storied Building lying and situated on the Premises at Holding no.- 52/32 , Old Calcutta Road , Dangapara , P.O. - Rahara. Ward no. 02 , appertaining to Mouza - Rahara, J.L. no. - 03 , Touzi no. - 184- 190, Re.Su. No. - 61, comprised and contained in R.S. Khatian no. - 313 , R.S. Dg no. - 284 , , corresponding in L.R. Dag no.- 641 under L.R. Khatian no.- 169/1, Police Station - Rahara (formerly it was under Khardah) within the Office A.D.S.R. Office at Sodepur. Described in the First Schedule hereunder written.

1.5 **BUILDING** : Shall mean and include proposed multi storied building/s G+4 storeyed to be constructed on the First Schedule property for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.6 **SALEABLE SPACE** : Shall mean the space in the constructed building/s for independent use and occupation from the Developer Allocation.

1.7. **OWNER'S ALLOCATION (SHARE)** : The Owner and Developer shall entitled to get the Consturcted areas followed with the ratio of constructed areas as 35 (thirty five) : 65 (sixty five) respectively from the new Building as sanctioned by the concerned Municipality .

And the Owner's entire Allocation followed with 35% thirty five percent Built up Aara (covered area + stair + Lift & corridor) shall be adjusted with the 5 (five) nos complete residential Flats with 02 (Two) Shops and an amount of Rs. 22,50,000/- (Rupees Twenty Two Lakhs and Fifty Thousand) only which is Adjustable with the Owner's Allocation in lieu of exploitation of his Schedule land for use of residential cum commercial purposes.

The constructed Areas comprising with 5 nos of Flats & 02 nos of Shops and consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lakhs and Fifty Thousand) only which are being allotted / payable by the manners as follows.

- A. One complete residential Flat Type - "A", on the Ground Floor , measuring more or less 760 square feet Built up Area
- B. One complete residential Flats Type - "C", on the 1st Floor , measuring more or less 697 square feet Built up .
- C. One complete residential Flat Type - "D", on the 1st Floor , measuring more or less 1124 square feet Built up areas .
- D One complete residential Flat Type - "B", on the 3rd Floor , measuring more or less 714 square feet Built up areas .
- E. One complete residential Flat Type B" on the 4th Floor measuring more or less 714 . square feet Built up areas.
- F. Two complete Shop Rooms (Front will be Road facing) out of one being no. - 1 , measuring an area about 265 Sqft built up area on the ground floor AND another Shop Room (Front will be Road facing) being no. - 2 , measuring an area about 160 Sqft built up area on the ground floor .

Further the Defveloper also pay an amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousand) only to the Owner which will be adjusted from the Owner's Allocation followed with 35 % Thirty Five percen and the said amount will be paid by the manners as follows :

- I) On the date of Registration of these presents Rs.6,00,000/- (Rupees Six Lacs).
- II) Balance amount of Rs. 16, 50, 000/- (Rupees Sixteen Lacs Fifty Thousand) only at the time of handover the Khas peaceful vacant possession of the schedule land in favour of the Developer.

It is also agreed by and between the Parties hereto if it will be found that Owner's above areas and consideration amount is excess with his Schedule Allocation i.e. 35% share of Built up Aras from the total constructed areas inconfirmity with the Sanctioned Building Plan then Owner shall pay consideration amount @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet upon the such excess area to the Developer similarly Developer also pay the consideration amount to the Owner upon the balance /remaining areas whatsoever shall due followed by 35% after delivered the above Flats and Shops to the Owner.

The above allocation/s (hereinafter referred to as the "Owner's Allocation") are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in future in the New Project under the clause Owner's Allocation.

On completion of the respective Flats and Garage/shops the Developer shall hand over the Owners' Allocation to the Owner together with the rights in common facilities and amenities in the building.

That Handover the Allocation of the flats and Garage will be done on the request of the Owners amicably in presence of the Developer's authorized representative and the Owners hereby accepts the same without any dispute.

The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be finished as per Fourth Schedule hereunder written.

The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 06 Cotthas .

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.9 BUILDING PLANS Such plans will be prepared by the Developer Firm for construction of the multi storied building at the subject land including its modification, rectification and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

without any amendment and/or modification there to made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building after adjusted Flats/Shops Godown , Office and Garage as per clause no. 1.7 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

3.3 The Developer shall have the authority to deal with those properties in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against the entire allocation or acquire right under this agreement.

3.4 That the Developer shall carry out the construction work at their own costs in a most skilful manner and shall remain fully liable for all its acts deeds and things whatsoever.

3.5 Booking from intending purchaser for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser will be signed in their own name on behalf of the owner as its Constituted Attorney.

3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative and Power of Attorney holder of the Owner.

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

3.8 That the Developer have absolute right to amalgamate the adjacent plots of the other adjacent plot Owners in a single holding before the Khardah Municipality of the Schedule property and also have right to amalgamate besides the plots of the schedule property further adjacent plots if it need in future.

ARTICLE - IV - CONSIDERATION

4.1 In consideration of the Owners having agreed to grant the Developer Firm to construct, erect, build and complete the said multi storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said Owners allocation after completion of the said multi storied building and the Developer has agreed to build the said multi storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

without any amendment and/or modification there to made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building after adjusted Flats/Shops Godown , Office and Garage as per clause no. 1.7 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

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ARTICLE -V - SPACE ALLOCATION

5.1. On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.

5.2 Subject as aforesaid the common portion the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees and the Owner.

5.4 All the flats and other areas in the said multi storied building/s (hereinafter referred to as "the Developer's Allocations" shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -VI- COMMON RESTIRCTION .

The Owners' Allocation in the new Building shall be subject to the same restirction on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for common benefits of all occupiers of the new Building which shall include the following.

6.1 All the Parties shall abide By all laws, bye Laws , rules and regulations of the Government , local bodies and Associations when formed in future as the case may be without invading the rights of the Owners.

6.2 The original Agreement, Original Title Deeds and all other necessary documents and permission in original from different Authority , original Sanction Plan , original Tax receipts etc . in respect of the said property shall be kept at the Office of the Developer for the inspection of the intending purchasers subject to the aove all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owenrs' Association.

ARTICLE - VII - BUILDING

7.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.

7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

7.3 The Developer Firm shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel,

bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.

7.4. The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owner, construct and complete the said building comprising of various flats and/or apartments therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.

7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

7.6 The Developer Firm shall decide the name of the Building .

ARTICLE - VIII PRE COMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre- commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 That either from the date of obtaining peaceful vacant possession of the Schedule land and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 24 (twenty four) months to complete the Owners' Allocation and hand over the possession after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owner will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.

8.3 Once the sanction of the building plan is obtained from the appropriate authority, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as the time is the essence of the Said Project.

8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of Owner or the Developer and all conditions of this Agreement shall prevail.

ARTICLE - IX - COMMON EXPENSES

The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till the date of handing over vacant possession by the Owners to the Developer Firm.

ARTICLE - X - OWNER'S OBLIGATIONS

10.1 The Owner shall hand over the vacant possession of the entire said Schedule property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owner hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

10.3 The Owner hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning and/or disposing of any of the Developer's allocation in the building at the said property.

10.4 The Owner shall authorize the Developer to mortgage the property for raising necessary funds/finance from the Fls' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owner share in the project & on the indemnification of the Owners that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest etc. of the owners share in the said project.

10.5 The Owner shall not 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.

10.6 The Owner hereby agree and undertake that the owners shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

10.7 The Owners shall pay sum of Rs. 20,000/- (Rupees twenty thousand) only for electrical infrastructural cost without provision of A.C. for each Flat upon his Three 03 Flats only and also liable to pay for each Flat Rs. 30,000/- (Rupees thirty thousand) only upon his Three Flats installation cost of the Lift , all amount would pay before taking possession of the respective Flat & Apurtances.

10.8. The Owner shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney and such Development Power of Attorney shall remain

irrevocable to enable the Developer towards implementing the envisaged development expeditiously.

10.9 On the date of execution and registration of Development Agreement the Owners shall liable to handover the Original Title Deeds and Certified Copy of Judgment and Order relating to the any Suit in connection with the Schedule Property if any and its relevant documents to the Developer and after formed the Association/ Society / Committee of the proposed Building such original documents will be returned back to the Owners and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owners and after handed over the peaceful vacant khas possession of the land by the Owner unto the Developer no further maintenance will pay by the Owners.

ARTICLE - XI - DEVELOPERS' OBLIGATION

11.1 The Developer shall conceptualize planning, designing and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with intent that the said building will be a decent residential building at its own costs.

11.2 That either from the date of obtaining peaceful vacant possession of the Schedule land and or from the date of demolishing the existing structure whichever in later since from such date (subject to force majeure conditions) require 24 (twenty four) months to complete the Owners' Allocation which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall arrange and or provide one 01 separate residential acceptable accommodation for the owners and such accommodation shall be provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owners' Allocation in the proposed new building by the Developer Firm. And the entire sale proceed of the building materials after demolished the existing structure shall be conducted by the Developer absolutely.

11.4 That Developer shall submit the proposed Building Plan before the Authority concern within 03 months from the date of execution of these presents.

ARTICLE -XII - DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE -XIII- MISCELLANEOUS

Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

First Schedule referred to as Said Premises

ALL THAT piece and parcel of Bastu land measuring more or less 06 Cottahs Togwtherwith old dilapidated one storeyed Pucca Building measuring about 1600 sqft lying and situated on the Premises at Holding no.- 52/32 , Old Calcutta Road , Dangapara, P.O. - Rahara. Ward no. 02 appertaining to Mouza - Rahara, J.L. no. - 03 , Touzi no. - 184- 190, Re.Su. No. - 61, comprised and contained in R.S. Khatian no. - 313 , R.S. Dag no. - 284 , corresponding in L.R. Dag no.- 641 under L.R. Khatian no.- 169/1 , District North 24 Pargaanas, Kolkata - 700 118 , Police Station - Rahara (formerly it was under Khardah) Within the A.D.S.R. Office at Ssodepur, butted and bounded the entire land as follows.:

On the North : H/o Dipankar Das & Tamasa Das , H/o Bhim Chandra Das & Subal Karmakar .

On the South : H/o Smt. Sandhya Das & Vacant Land

On the East : 30 ft Wide Old Calucutta Road .

On the West: : Owner's Land .

Second Schedule Referred to as Owner's Allocation
Including Payment of Consideration

Owner shall entitle to get 35% thirty five percent Built up Araa (covered area + stair + Lift & corridor) and that shall be adjusted with the 5 (five) nos complete residential Flats with 02 (Two) Shops and an amount of Rs. 22,50,000/- (Rupees Twenty Two Lakhs and Fifty Thousand) only which is Adjustable with the Owner's Allocation in lieu of exploitation of his Schedule land for use of residential cum commercial purposes.

The constructed Areas comprising with 5 nos of Flats & 02 nos of Shops and consideration amount of Rs. 22, 50,000/- (Rupees Twenty Two Lakhs and Fifty Thousand) only which are being allotted / payable by the manners as follows.

- A. One complete residential Flat Type - "A", on the Ground Floor , measuring more or less 760 square feet Built up Area
- B. One complete residential Flats Type - "C", on the 1st Floor , measuring more or less 697 square feet Built up .
- C. One complete residential Flat Type - "D", on the 1st Floor , measuring more or less 1124 square feet Built up areas .
- D One complete residential Flat Type - "B", on the 3rd Floor , measuring more or less 714 square feet Built up areas .
- E. One complete residential Flat Type B" on the 4th Floor measuring more or less 714 . square feet Built up areas.
- F. Two complete Shop Rooms (Front will be Road facing) out of one being no. - 1 , measuring an area about 265 Sqft built up area on the ground floor AND another Shop Room (Front will be Road facing) being no. - 2 , measuring an area about 160 Sqft built up area on the ground floor .

Further the Developer also pay an amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousand) only to the Owner which will be adjusted from the Owner's Allocation followed with 35 % Thirty Five per cent and the said amount will be paid by the manners as follows :

- I) On the date of Registration of these presents Rs.6,00,000/- (Rupees Six Lacs).
- II) Balance amount of Rs. 16, 50, 000/- (Rupees Sixteen Lacs Fifty Thousand) only at the time of handover the Khas peaceful vacant possession of the schedule land in favour of the Developer.

The above allocation/s (hereinafter referred to as the "Owners' Allocation") and payment of Consideration are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in future in the New Project under the clause Owner's Allocation.

Third Schedule Referred to as Developer's Allocation

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed spaces / areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined

by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project.

Fourth Schedule
Specification of Building With Flats

Building And Wall	:-	RCC Super structure with Grade-1 quality materials. local brick field's bricks.
External wall	-	8" inch thickness brick wall , plaster with cement mortar.
Internal Wall	-	5" inch thickness and plaster with cement mortar for common wall .& inside partition wall 3"/5" inch thickness with cement mortar .
Flooring	:-	All floors finished with Floor Tiles 24" x 24" except Toilet and Kitchen
Toilet		Bathroom fitted upto 6' height glazed tiles of standard brand istern . Floor finished with Floor Marble . All fittings are in standard type one wash hand basin is in dinning space of each Flat & one Hand shower
Kitchen	:-	Cooking Platform blackstone and Steel sink , 3' height glazed tiles standard above the platform, finished with Marble floor.
Doors	:-	All doors will be flash door, Bathroom P.V.C. and all frames Malayasia Sal wood (except Bathroom) .
Windows	:-	Aluminum sliding and /or openable window will be provided with black glass fitted.
Water Supply	:	According to the supply of Municipal water
Plumbing		Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality
Varandah.	:-	Grill/ brick will be provided upto 2'6" feet height
Electricity.	:-	Full concealed wiring .

	Bedroom - Two light point , One fan, One 5 amp. Plug point , - One light point , one point for water purifier .on Dining one A.C , one Fridge & one Inverter point.
	Toilet - One light point & one exhaust point One light point at main Entrance, one Gezer point on each toilet
Walls	Inside wall of the Flat will be finished with plaster of parish and external wall with super snowcem or equivalent.
Painting	All doors and windows frame and grill painted with two codes primer & painting finish .
Extra Work	Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.

**Fifth Schedule above referred to
Common Areas and Facilities for the Flat**

1. The foundation , columns, beams, supports , Path and Passages for free egress and ingress leading to the said Unit.
2. Water Pump its Motor, Water Tanks, Water Pipes and other Plumbing installations.
3. Over head & Underground Water Reservoir , Electric Meter room / space if any,
4. Drainage sewers and rain water pipes. Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipments installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, Lift .
7. All other areas, facilities and amenities for common use and enjoyment of Said Complex.

Sixth Schedule above referred to Maintenance
for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls.
2. All charges, deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs and replacements of pumps , its motor , Lift and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift e.tc.

Seventh Schedule Common Easement Right

The Owner shall allow to each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone , television , pipes etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.
- 6) Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats and Shop Rooms with other rights attached hereto

In witness whereof the Parties hereto have hereunto set and subscribed their hands and seal and executed these presents on the day, month and year first above written.

Signed and delivered by the
Owner Sri Achyut Bhusan Chanda
At Kolkata
In the presence of:

Achyut Bhusan Chanda

Mithu Chanda
32, Old Calcutta road
Danajapara
P/O Bahara
COI - 700118

Signed and delivered
by the Developer
Annapurna Griha Nirman
By their Partners
At Kolkata
In the presence of:

1. Bhanu Bepari
2. Sailesh Das
3. Sukanta Mukherjee
4. Debanwita Nayak

Partner

ANNAPURNA GRIHA NIRMAN

Ajit Das
8/8, Balanathala,
Rashkhola, Khordha
Kolkata - 700114

Drafted & Prepared by



Tapas Chanda
Advocate
Sealdah Civil Court
Kolkata - 700 014

Enrolment no. - WB/731/1992

MEMO OF CONSIDERATION

I Sri Achyut Bhusan Chanda Received from the within named Developer the Sum of Rs. 6,00,000/- (Rupees Six Lakh) only as per memo of consideration mentioned below.

by :-

Through RTGS on S.B.I.

Tatulia Branch dt. 08.02.2022

Rs. 5,40,000/-

By cheque no - 565352 dt. 08.02.22

on B.O.B. Rahara Branch.

Rs. 60,000/-

Total Rs. 6,00,000/-

(Rupees Six Lakh) only

Signed and delivered by the
Owner Sri Achyut Bhusan Chanda
In the presence of

Achyut Bhusan Chanda

1. Mithu Chanda
32, old calcutt road
Danagapara
P/O Rahara
Koi - 700118

2. Ajil-Das
8/8 Balaknathtala,
Ranakhola, Kharedah
Kotikata, - 700117.

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHAT / D.S.K. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS / REPRESENTANT

LEFT HAND FINGER PRINT

NAME ACHYUT BHUSAN CHANDA

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Achyut Bhusan Chanda

RIGHT HAND FINGER PRINT

SIGNATURE *Achyut Bhusan Chanda*

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Space for photo

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Space for photo

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Space for photo

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NATHAN / D.S.K. HARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS / PRESIDENT NAME

BHANU BEPARI

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Bhanu Bepari

RIGHT HAND FINGER PRINT

SIGNATURE Bhanu Bepari

LEFT HAND FINGER PRINT NAME

SOUMENDAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Das

RIGHT HAND FINGER PRINT

SIGNATURE Soumend Das

LEFT HAND FINGER PRINT NAME

SUKANTA MUKHERJEE

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Sukanta Mukherjee

RIGHT HAND FINGER PRINT

SIGNATURE Sukanta Mukherjee

LEFT HAND FINGER PRINT NAME

DEBASIS NAG

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Nag

RIGHT HAND FINGER PRINT

SIGNATURE Debasis Nag



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

GRN Details

GRN: 192021220179739918 Payment Mode: Online Payment (SBI Epay)
GRN Date: 08/02/2022 17:51:48 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0601662511812 BRN Date: 08/02/2022 17:02:01
Gateway Ref ID: IGAMYZMTM6 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000367247/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANNAPURNA GRIHA NIRMAN
Address: I.C. ROAD, PO RAHARA PS KHARDAH, KOLKATA 700118
Mobile: 7980626720
Depositor Status: Buyer/Claimants
Query No: 2000367247
Applicant's Name: Mr Tapas Chanda
Identification No: 2000367247/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000367247/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000367247/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				21042

IN WORDS: TWENTY ONE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-01331/2022	Date of Registration	09/02/2022
Query No / Year	1524-2000367247/2022	Office where deed is registered	
Query Date	01/02/2022 10:48:36 AM	1524-2000367247/2022	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,18,79,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

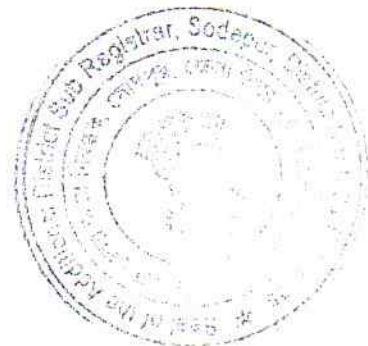
Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Rahara, ,
Ward No: 02, Holding No:52/32 JI No: 3, Pin Code : 700118




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-641 (RS :-)	LR-169/1	Bastu	Bastu	6 Katha	8,00,000/-	1,07,99,998/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	8,00,000 /-	107,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	2,00,000/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	2,00,000 /-	10,80,000 /-	





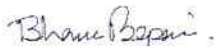
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ACHYUT BHUSAN CHANDA (Presentant) Son of Late AMALENDU BIKASH CHANDA Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	 09/02/2022	 LTI 09/02/2022	 09/02/2022
52/32, OLD CALCUTTA ROAD, DANGAPARA, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, 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: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				



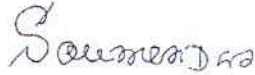
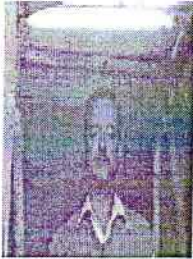





Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ANNAPURNA GRIHA NIRMAN BUILDING BISWABINA APARTMENT, 114/89/7, ISWAR CHOWDHURY ROAD, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.: ABxxxxxx0P,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
	Shri BHANU BEPARI Son of Shri AMULYA BEPARI Date of Execution - 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office	 Feb 9 2022 12:40PM	 LTI 09/02/2022	 09/02/2022
1 NO. SURYA SEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA GRIHA NIRMAN (as PARTNER)				



2	Name	Photo	Finger Print	Signature
	Shri SOUMEN DAS Son of Late RAMENDRA NATH DAS Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office			
		Feb 9 2022 12:41PM	LTI 09/02/2022	09/02/2022
1 NO. SURYA SEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA GRIHA NIRMAN (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Shri SUKANTA MUKHERJEE Son of Shri SUSHANTA MUKHERJEE Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office			
		Feb 9 2022 12:42PM	LTI 09/02/2022	09/02/2022
11/7, RAM CHAND MUKHERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA GRIHA NIRMAN (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Shri DEBASHIS NAG Son of Late SARAL KUMAR NAG Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office			
		Feb 9 2022 12:42PM	LTI 09/02/2022	09/02/2022
3 NO. SURYASEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA GRIHA NIRMAN (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114			
	09/02/2022	09/02/2022	09/02/2022
Identifier Of Shri ACHYUT BHUSAN CHANDA, Shri BHANU BEPARI, Shri SOUMEN DAS, Shri SUKANTA MUKHERJEE, Shri DEBASHIS NAG			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ACHYUT BHUSAN CHANDA	ANNAPURNA GRIHA NIRMAN-9.9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri ACHYUT BHUSAN CHANDA	ANNAPURNA GRIHA NIRMAN-1600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Rahara, , Ward No: 02, Holding No:52/32 JI No: 3, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 641, LR Khatian No:- 169/1	Owner:অমলেন্দু বিকাশ চন্দ ., Gurdian:অনাথ বন্ধু চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 09-02-2022

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:17 hrs on 09-02-2022, at the Office of the A.D.S.R. SODEPUR by Shri ACHYUT BHUSAN CHANDA ,Executant.

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 1,18,79,998/-

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

Execution is admitted on 09/02/2022 by Shri ACHYUT BHUSAN CHANDA, Son of Late AMALENDU BIKASH CHANDA, 52/32, OLD CALCUTTA ROAD, DANGAPARA, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Identified by Shri SANDIP DAS, , , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 09-02-2022 by Shri BHANU BEPARI, PARTNER, ANNAPURNA GRIHA NIRMAN, BUILDING BISWABINA APARTMENT, 114/89/7, ISWAR CHOWDHURY ROAD, City:- Khardah, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, , , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 09-02-2022 by Shri SOUMEN DAS, PARTNER, ANNAPURNA GRIHA NIRMAN, BUILDING BISWABINA APARTMENT, 114/89/7, ISWAR CHOWDHURY ROAD, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, , , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 09-02-2022 by Shri SUKANTA MUKHERJEE, PARTNER, ANNAPURNA GRIHA NIRMAN, BUILDING BISWABINA APARTMENT, 114/89/7, ISWAR CHOWDHURY ROAD, City:- Khardah, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, , , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 09-02-2022 by Shri DEBASHIS NAG, PARTNER, ANNAPURNA GRIHA NIRMAN, BUILDING BISWABINA APARTMENT, 114/89/7, ISWAR CHOWDHURY ROAD, City:- Khardah, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, , , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 5:53PM with Govt. Ref. No: 192021220179739918 on 08-02-2022, Amount Rs: 6,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0601662511812 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 191812, Amount: Rs.5,000/-, Date of Purchase: 28/01/2022, Vendor name: AMAL KR SAHA

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 5:53PM with Govt. Ref. No: 192021220179739918 on 08-02-2022, Amount Rs: 15,021/-, Bank: SBI EPay (SBIPay), Ref. No. 0601662511812 on 08-02-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 67633 to 67677

being No 152401331 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.02.24 16:27:18 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/02/24 04:27:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA GRIHA NIRMAN

Partner

(This document is digitally signed.)

