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পশ্চিমবঙ্গ পঞ্জীয়ন বঙ্গাল WEST BENGAL

30AA 985573

23/09/22

2-2860903/22

DEVELOPMENT AGREEMENT

This Agreement is executed on this the 23rd day of September, 2022 of Anno Domini;

BETWEEN

MR. JAYANTA GHOSH (PAN-ALMPG0122C), AADHAAR NO.-2789 2935 7984 son of Late Dilip Kumar Ghosh, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 2, South Nowdapara, P.O. Ariadaha, Kolkata - 700 057, Police Station - previously Belghoria at present Dakshineswar, District - 24 Parganas (North), West Bengal hereinafter called/ or referred to as the **LAND OWNER** [which terms and expression shall unless excluded by and repugnant to the subject or context deemed to include his respective heirs, executors, administrators, representatives and assigns] of the **ONE PART.**

MAA BHABATARINI UDYOG

Partner  Partner

Additional stamp in scribble
No registration. The signature sheet
is document is attached to
document.

23 SEP 2022

A N D

MAA BHABATARINI UDYOG (PAN: ABIFM5226D, GST No. I9ABIFM5226DIZB) a partnership firm mainly engaged in the business of development & promotion of land and building, having its principal place of business at 38/2/A, A.C Banerjee Road, P.O: Ariadaha, P.S: previously Belghoria at present Dakshineswar Kolkata - 700 057, Dist. North 24 Parganas, as per the Partnership deed dated 14th Day of March, 2018 **represented** by 3 partners in terms of the partnership Nameley,

(1) **SRI. PRASUN BANERJEE (PAN AGZPB4614J, AADHAAR No. 402106471850)**, son of Sri Rabindra Nath Banerjee, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 41/29, A. C. Banerjee Road, P.O. Ariadaha, P.S. previously Belghoria at present Dakshineswar, Kolkata 700057, (2) **Sri. SUJAN SARKAR (PAN:ATTPS1688L, AADHAAR No 697063310510)**, son of Late Samir Sarkar, by faith - Hindu, by occupation business, by nationality - Indian residing at 38/2/A, A.C Banerjee Road, P.O Ariadaha. P.S previously Belghoria at present Dakshineswar, Kolkata 700 057 Dist North 24 Parganas And 3. **SOUVIK GHOSH, Son Sri Parimal Ghosh, PAN APQPG0772A, Aadhaar NO253882946625**) by faith - Hindu, by occupation business, nationality- Indian residing at P-27, Tagore Park, PO Belghoria, P.S previously Belghoria at present Dakshineswar, Kolkata - 700 056 Dist North 24 Parganas, hereinafter referred to as the **DEVELOPER** (which terms and expression shall unless excluded by and repugnant to the subject or context deemed to include its executors, administrators, representatives, Successors, assigns at office for the time being) **SECOND PART.**

WHEREAS ALL THAT piece and parcel of Bastu land measuring 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184,3185,3186,3187,3188,3189,3190,3191,3192,3193,3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified Khatian

MAA BHABATARINI UDYOG

Partner

Partner

No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.-10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1, Re.Sa. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.-42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057., is the property detail of which mentioned in the First Schedule written therein, along with other landed properties belonged to one Satya Bhusan Mitra since deceased who was a recorded rayat under the government of West Bengal. While he was in possession of the property died being intestate leaving behind his legal heirs and successors namely (1) Sri Surendra Lal Mitra, (2) Sri Samarandra Krishna Mitra, (3) Sri Sudhindra Bijoy Mitra (4) Sri Shymandra Saran Mitra, (5) Sri Sidhandra Kumar Mitra and (6) Sri Sibendra Kumar Mitra. Therefore they being legal heirs of said Satya Bhusan Mitra since deceased, inherited the said property along with other landed properties, in respect of un-partitioned each having $1/6^{\text{th}}$ share, jointly without any interruption by paying all rent and taxes before the competent authorities.

AND WHEREAS during joint enjoyment of the same said (1) Sri Surendra Lal Mitra and (2) Sri Samarendra Krishna Mitra jointly transferred their proportionate un partitioned $1/6^{\text{th}}$ share each equivalent to $(1/6^{\text{th}} + 1/6^{\text{th}}) = 1/3^{\text{rd}}$ share of the total property by dint of two separate registered Deed of Conveyances Being No.-651/ 1982 & 652/ 1982 both dated 22nd January 1982, duly registered at Additional District Sub-Registrar Office at Cossipore Dum Dum to the third party.

AND WHEREAS the Said Sri Sudhindra Bijoy Mitra, Sri Shymandra Saran Mitra, Sri Sidhandra Kumar Mitra and Sri Sibendra Kumar Mitra became joint owners of proportionate $2/3^{\text{rd}}$ share of the remaining property and while they were in exclusive possession without any interruption by paying all rent and taxes before the competent authority and during joint

MAA BHABHARINI UDYOG

Partner

Partner

enjoyment of the same they due to difficulties to use and occupy the eazmal property physically said Sri Sudhindra Bijoy Mitra ,Sri Shymandra Saran Mitra, Sri Sidhandra Kumar Mitra and Sri Sibendra Kumar Mitra duly partitioned their entire property amongst themselves by dint of a registered deed of partition being No. 683 for the year 1982, duly registered at Additional District Sub-Regisrar Office at Cossipore Dum Dum, copied in Book No. I, pages from 169 to 190. In terms of the said Partitioned deed said Sudhindra Bijoy Mitra was allotted the "Kha" Schedule of the said partitioned deed, marked therein as Lot "D", measuring about 3 (Three) Cottahas 12 (Twelve) Chittaks more of less comprised in C.S. Dag No. 5663 and the "Ga" schedule mentioned property marked as Lot "E" measuring about 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet more of less comprised in C.S. Dag No. 5665.

AND WHEREAS after obtaining the above noted property by virtue of the above said registered Deed of partition the said Sri Sudhindra Bijoy Mitra became the absolute owner of the abovementioned property and started to enjoy the right title and interest of the property without any disturbances from any corner free from all sorts of encumbrances attachments charges mortgages lispences etc. As an absolute owner and occupier of the same

AND WHEREAS during enjoying the same the said Sri Sudhindra Bijoy Mitra absolutely sold conveyed and transferred out of the said property All That piece and parcel of Bastu land measuring 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184,3185,3186, 3187,3188, 3189,3190,3191,3192,3193,3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified Khatian No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.-10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1, Re.Sa. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore

MAA BHABYARIM UDYOG

[Signature]
Partner Partner

Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.-42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057 his property by virtue of a Deed of Conveyance in favour of Tanuja Mukherjee executed on 22.02.2008 which was registered before the Office of the ADSR Cossipore Dum Dum and same was recorded in said office in Book No.-1, CD Volume No.-2, Pages from 7715 to 7739 Being No.-00817 for the year 2015.

AND WHEREAS after obtaining the property by virtue of the above said Deed of Conveyance the Tanuja Mukherjee accordingly mutated her name in the Assessment records of Kamarhati Municipality and Govt. Serestha by paying municipal Taxes and Govt. Khaznas and started to enjoy the right title and interest of the property without any disturbances from any corner free from all sorts of encumbrances attachments charges mortgages lispendences etc.

AND WHEREAS while enjoying the same the said Tanuja Mukherjee on 21.09.2022 by a registered deed of Conveyance absolutely sold, conveyed and transferred all that piece and parcel of Bastu land measuring 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified Khatian No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.- 10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1, Re.Sa. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.-42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057 unto and in favour of Mr. Jayanta Ghosh (The Owner herein) by virtue of registered

Deed of Conveyance vide no- 05582, which was registered before the Office of the ADSR Belghoria and the same was recorded in said office in Book No.-1, Volume No.-1526-2022, Being No.- 05582 for the year 2022.

AND WHEREAS after obtaining the property by virtue of the above said Deed of Conveyance the present vendor i.e. Mr Jayanta Ghosh. Started to enjoy and possess the said property. That is all that piece and parcel of Bastu land measuring 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184, 3185,3186, 3187,3188,3189, 3190,3191,3192,3193,3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified. Khatian No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.-10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1, Re.Sa. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.- 42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057 property without any disturbances form any corner which is free from all sorts of encumbrances attachments charges mortgages lispendences etc which is more fully described in the **FIRST SCHEDULE** Below .

AND WHEREAS being absolutely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property free from all encumbrances the said **MR. JAYANTA GHOSH** the land **OWNER/ PARTY OF ONE PART** herein, being desirous of developing the said property by constructing a multi-storied building with lift facilities thereon comprising of several residential flats, car parking spaces etc. Demolish the existing building standing thereon. But due to paucity of fund he has failed to start the construction works and accordingly offered the **DEVELOPER/ the PARTY OF THE OTHER PART** herein, being technically sound and having

Jayanta Ghosh

sufficient funds, to develop the said property as per sanctioned Plan of the Kamarhati Municipality and the Developer has accepted the said proposal of the owners herein.

AND WHEREAS THE PRESENT OWNER has decided to construct a multi-storeyed buildings upon the said plot of land and accordingly demolished the existing building for the said construction work but due to their financial stringencies they failed to do so **AND WHEREAS** having come to know the intention of the **LANDLORD** of the **ONE PART** herein the **PARTY OF THE OTHER PART** the **DEVELOPER** herein approached to the **OWNER** with the proposal to allow them to Develop the said premises at their own cost and expenses and as per the desire of the **OWNERS** by way of constructing the proposed multi-storeyed/ residential building with lift in accordance with the sanction building plan to be sanctioned by the Kamarhati Municipality **AND** to complete the project in its entirety by way of investment of fund and resources by the **DEVELOPER** and the Plot of land by the **LANDLORD /OWNERS** on the **JOINT VENTURE SYSTEM**.

AND WHEREAS **OWNER** have agreed to such proposal **AND THIS AGREEMENT** is drawn up in writing with details of such terms and conditions as mutually agreed to and by and between the Parties herein.

NOW THIS INSTRUMENT WITNESSETH and hereby agreed upon and between the parties hereto on the following terms and conditions:-

1. Definitions: - In this agreement, unless there is anything repugnant to the subject or context,-

- A) **LANDOWNER** shall mean the **MR. JAYANTA GHOSH** (holding undivided joint 100% share in the property which is more fully described in the **FIRST SCHEDULE** hereunder) and their heirs, executors, administrators, representatives and assigns.
- B) **DEVELOPER** shall mean **M/S MAA BHABATARINI UDYOG (PAN:ABIFM5226D)**, a partnership firm mainly engaged in the business of

development & promotion of land and building, having its principal place of business at 38/2/A A.C Banerjee Road, P.O: Ariadaha, P.S: Belgharia now Dakshineswar, Kolkata - 700 057, Dist. North 24 Parganas,, represented by its two partners as mentioned above (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representatives and assigns for the time being).

C) **PREMISES/ PROPERTY** shall mean the entire area of **ALL THAT** piece and parcel of Bastu land measuring 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184,3185,3186,3187, 3188,3189, 3190,3191,3192,3193,3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified Khatian No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.-10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1, Re.Sa. No.-12, Touji No.-173. District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.-42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057 with all easements, rights, appurtenant thereto with all easements, rights, appurtenant there to free from all encumbrances, which is More fully Described in the FIRST SCHEDULE written Below.

D) **TITLE DEED** shall mean all original documents of the title and Deed of Conveyance, Partition Deed, relating to the said premises which shall be handed over to the DEVELOPER at the time of execution of this agreement and the OWNERS under takes to produce further original copies of such documents which may further require in future and /or as and when required for production before the appropriate authority concerned.

E) **NEW BUILDING** shall mean a Multi-storied building (residential/commercial) with lift to be constructed upon the said Plot of land as per the sanctioned building plan to be sanctioned by the Kamarhati Municipality.

F) **AREA OF THE BUILDING** mean the space in the ground plus three storied buildings to be constructed on the said premises available for independent use and occupation after making the provisions for common facilities and the space thereof.

G) Transfer shall mean with its variation and shall include transfer by possession and /or by another means adopted for effecting what is legally understood as transfer of Part/ Parts of Multi-storied building to the legal OWNERS/ PURCHASERS thereof.

H) Transferee shall mean a person, firm, limited Company; association of persons to whom lawfully any portion of the Residential **Flat/ Flats/Shop/ Garage** or any space can be transfer.

I) Stipulated Period shall mean **24 months** from the date of sanction of building plan.

2) It is hereby agreed by and between the parties that, the DEVELOPER shall cause preparation of plan through its Architect for erecting of the proposed multi-storied building with maximum permissible constructed area on the said premises and the OWNERS shall put their signatures for that purpose if required.

It is further agreed by and between the parties that all the application, plans and documents as may be required by the DEVELOPERS for the construction work and necessary sanction from the Local Municipal Authorities shall be prepared and presented by the **DEVELOPER AT ITS OWN COSTS, for and on behalf of the Landlords /Owners.**

3) **THE LANDLORD/ OWNER** shall simultaneously after execution of these agreement shall execute a Registered Development Power Of Attorney for development and sale of the property and in favour of the DEVELOPER

for the purpose of construction and erection of the MULTISTORIED BUILDING in the said premises along with the power to sell any flats, shops, go-downs etc. of to be constructed portion upon the FIRST SCHEDULE mentioned property from the Developers' share as appearing herein after.

4) The entire financial cost of construction, charges and expenses for preparation of the plan for the Multi-storeyed Buildings and entire cost of any other construction in any way relating thereto including the cost of all the materials labourer expenses, salaries of supervising staffs, Engineers Designers, Architects, conversion fees etc. and all other incidental expenses what so ever in nature shall be borne and paid by the **DEVELOPER**.

5) **LANDLORD/OWNER'S** Share shall mean-

It is agreed by and between the Landlords/ Owners and Developer that in connection of the development of said premises, the total area of the Multi-storeyed Building to be constructed at the said premises shall in proportion as stated and hereunder as **OWNERS' ALLOCATION** and **DEVELOPERS ALLOCATION** in the and more fully Described in the **SECOND and THIRD SCHEDULE** written hereunder and as follows:-

a) That aforesaid Developers herein will construct a new multi-storeyed building over the above-mentioned Land of the Land Owner herein at their own cost and expenses and the said **Land Owner herein wily get the entire Top floor of the Building consisting of one or more number of Flats as per his desire and 10% of the constructible area out of the ground floor of the proposed Multi storied building.**

Land Owner herein will be entitled to get his portion along with undivided, un-demarcated, impartible proportionate share of the land at premises No. 42/C.A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar ,Kolkata700057.

In case of extension of any floor of the proposed Multi stored, in that event the Land OWNERS and Developers allocation of that extended floor will be 35% and 65% ratio respectively.

d) The total cost of construction shall be borne by the Developer only.

The FLAT will be provided by the DEVELOPER to the OWNER according to the building sanctioned plan together with proportionate share of land and common areas of the **FIRST SCHEDULE** mentioned property along with undivided proportion of using right in the COMMON facilities and amenities together with common right over the common portion and common places i.e. the passages and main entrance, staircase landing from the roof, underground reservoir, overhead tank and main sewerage line and sanitary lines with electric connection in the common area of the said premises.

6) **DEVELOPERS SHARE/ ALLOCATION** shall mean after deducting the OWNERS allocation the balance portion of Proposed Multi-storeyed buildings out of total sanction and include the share of constructed area out of the FAR of the proposed new building to be available as per the Sanction Plan which would be sanctioned by the local Municipal Authority shall belong to the DEVELOPER which is more fully described in the **THIRD SCHEDULE** Below.

7) The DEVELOPER shall complete the construction of Proposed Multi-storeyed building upon the **FIRST SCHEDULED** Property within the 24 months from the date of Sanction of Building plan and in case the construction work of the building are delayed due to Any act of God or anything beyond the control of the DEVELOPER the time of completion of the construction work will be extended accordingly by mutual consent of all the parties.

8) The DEVELOPER will be entitled to apply for and obtain electric, water, sanitary, telephone and other connections required for the use and occupation of the proposed Multi-storeyed Building to be constructed upon

the said property the and the OWNER hereby agreed to extend all necessary co-operation and assistance to the DEVELOPER for obtaining the same.

9) It is agreed by and between all the parties herein that the OWNERS will be at liberty to inspect the progress of the construction work at the said premises, provided the OWNER shall not cause any obstruction and hindrance in course of the construction work or otherwise to the DEVELOPER without any Just cause.

10) OWNERS' RIGHT AND REPRESENTATION:-

A) The said property is free from all encumbrances, charges, liens, lispendences, attachments, trust, acquisitions, requisitions whatsoever of whosoever subject to what have been stated hereinbefore and herein after.

B) There is no excess vacant land at the said premises within the meaning of the Urban Land Ceiling and Regulation Act, 1976.

C) There is no legal or otherwise bar upon the OWNER to obtain necessary permissions that may require to dealing with the First Scheduled mentioned Property and if any legal complication appears in future the Owner shall indemnify the Developer and clear it up at his own expenses.

11) DEVELOPER'S RIGHT AND REPRESENTATION:-

A) The OWNER hereby granted subject to what was been hereunder provided, exclusive right to the DEVELOPER to develop the property by way of constructing of a multi-storeyed building thereon in accordance with the sanction building plan by the concerned Authority with or without any amendment and /or modification there made or caused to be made by the parities hereto.

B) It is hereby agreed by and between the parties hereto that in consideration of construction of the proposed Multi-storeyed building at the said premises more fully described in the FIRST SCHEDULE hereunder, the OWNER of the FIRST PART hereby agreed and undertakes to convey,

transfer, assign and assure undivided proportionate imposable part of share in the land of the said premises appertaining to the construction area of the building and to sale F.A.R of the Sanction plan of the First Part by the joint Venture Basis, the entire Premises as, **ALL THAT** piece and parcel of Bastu land measuring **9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve)** Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Square Feet Covered Area comprised in C.S. Dag No.5663 &5665, under Khatian No.3184, 3185, 3186,3187,3188, 3189, 3190,3191,3192,3193,3194 and 3195, R.S. Dag No.-5665, under R.S. Khatian No.-3184 to 3195 Modified Khatian No.- 2407 to 2418, L.R. Dag No- 5410 under L.R. Khatian No.-10730 situated at Mouja - Ariadaha Kamarhati, J.L. No.- 1; Re.Sa. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10 being Holding No 174/1 at Premises No.- 42/C, A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar, Kolkata700057 with all easements, rights, appurtenant thereto free from all encumbrances, is being allotted to the DEVELOPER and in favour of the DEVELOPER and accordingly the OWNERS shall execute registered deed of Conveyance in respect of the Flat OWNERS/ intending buyers, nominees of the DEVELOPER appertaining to be constructed area of the multi-storeyed buildings as allocated to the DEVELOPER.

C] IT IS FURTHER agreed between the parties herein that, if any area of the Sanctioned Plan of F.A.R. to be made by the DEVELOPER of the Other Part, then the First Party OWNER shall have **37%** claim, right, title and interest and/ or demand over the same or any part thereof in any circumstances what so ever for further an amount of excess area of flat or covered area to be completed.

D] It is hereby agreed by and between the parties hereto that, the DEVELOPER shall be entitled to sell its allocated construction area

together with Undivided proportionate importable share in the underneath land of the said premises appertaining there to on such terms and condition as the DEVELOPERS may deemed fit and proper and may also take earnest money against any agreement for sale from the intending purchaser/ purchasers in respect of its allocated portion in the proposed construction of the multi-storeyed building and in this regard the OWNERS shall not be made obligated or liable if any breach of any agreement is made by the DEVELOPERS.

12) OWNERS' OBLIGATION:-

The OWNER do hereby agree and covenant with the DEVELOPERS not to cause any interference or hindrance in the construction of the said proposed multi-storeyed buildings at their plot of land by the DEVELOPERS. If any interference or hindrance is caused by the OWNER or by his agents, servants, representatives to such proposed construction the OWNER, would be held responsible for all damages.

The OWNER do hereby also covenant with the DEVELOPER not to do any act, deed or things by which the DEVELOPER may be prevented from selling, assign and/or disposing of any portion of the DEVELOPER allocation in the proposed building in favour of the intending purchaser/ purchasers if so done they will be held solely responsible for that act.

The OWNER do hereby agree and covenant with the DEVELOPER that he shall not raise any loan from any bank, institution, Firm, corporate body or anywhere else or not to let out and/or grant lease of any portion or part thereof without the Written consent of the DEVELOPERS herein during the pendency of this Agreement, in respect of the FIRST SCHEDULE mentioned property.

It is obligatory on the part of the OWNER that, he will execute a Registered Development Power Of Attorney in favour of the DEVELOPER within 7 days from the date of execution of this presence.

The OWNER hereby undertakes he shall not put to termination this agreement within the stipulated period of completion of the construction and its sale.

The OWNER agreed to sign all documents to accommodate the DEVELOPER to carry out and complete the construction within the stipulated period.

If it is found that the said plot of land is encumbered in any manner to anybody or any authority then the earnest money along with the other incidental expenses shall be refunded by the OWNER to the DEVELOPER with the normal banking interest.

12) DEVELOPERS' OBLIGATION

The DEVELOPER shall allot and convey in exchange of and as consideration of the said land delivered for the construction mutually settled by both the parties. The DEVELOPER shall have exclusive right to construct the proposed building as per sanctioned plan at its own cost and expenses with full liberty to construct the building what so ever subject to municipal law and shall complete the whole project within 24 months from the date of sanction of building plan by the Municipal Authority if there is no obstruction or defect of title of the landlord is being detected and in spite of making good marketable title the developer shall be liable to pay banking interest over the owners the allocated portion.

The DEVELOPER shall punctually and regularly pay all rates and taxes in respect of the premises to the concerned authorities until the date of completion of the project and receiving Completion certificate from the Municipal authority and shall keep the LANDLORD indemnified against all claims, action, demands, charges and expenses as the case may be.

13) On completion of the multi-storeyed building the OWNER and the DEVELOPER shall jointly frame rules and regulations regarding the management, use and occupation of the constructed multi-storeyed building and other common areas, utilities and benefits therein to be observed and performed by all the occupiers of the said building.

14) This agreement never be treated as a partnership between the Parties herein as per the Partnership Act, and the OWNER are only given to the DEVELOPER a right to develop the said property as the terms and condition of this agreement.

15) The OWNER and the DEVELOPER shall impose the same covenants, stipulations and restrictions which shall be incorporated in all agreement for sale and/or deed of conveyance of the proposed transfer to the intending purchaser/ purchasers of the said building at the time of execution and Registration of the deed for the transfer of flats of any area thereof of the premises of their respective portion.

16. OWNERS' INDEMNITY

The OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said construction without the reference or disturbance on the part of the OWNER, subject to the fulfilment of all the terms and conditions herein contained.

The OWNER do hereby agree and covenant with the DEVELOPER that in future if any third persons or person raise any claim over the share of the property in that case the Landlords shall indemnify the Developer against all such claims and in that case if the developer has to meet such expenses it shall be deducted from the Owners allocations.

17. DEVELOPERS INDEMNITY:-

The DEVELOPER hereby undertakes to keep the OWNERS indemnify against the all third party claim and/or claims arising out of any short of and/ or omissions or commissions of the DEVELOPER in relating to the making the construction and transfer of the proposed unit or units of the said building unto the intending purchasers.

18. MISCELLANUOUS:-

The OWNER and DEVELOPER have entered into this agreement to bind themselves purely into a contract on the basic of joint venture and under no

14) This agreement never be treated as a partnership between the Parties herein as per the Partnership Act, and the OWNER are only given to the DEVELOPER a right to develop the said property as the terms and condition of this agreement.

15) The OWNER and the DEVELOPER shall impose the same covenants, stipulations and restrictions which shall be incorporated in all agreement for sale and/or deed of conveyance of the proposed transfer to the intending purchaser/ purchasers of the said building at the time of execution and Registration of the deed for the transfer of flats of any area thereof of the premises of their respective portion.

16. OWNERS' INDEMNITY

The OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said construction without the reference or disturbance on the part of the OWNER, subject to the fulfilment of all the terms and conditions herein contained.

The OWNER do hereby agree and covenant with the DEVELOPER that in future if any third persons or person raise any claim over the share of the property in that case the Landlords shall indemnify the Developer against all such claims and in that case if the developer has to meet such expenses it shall be deducted from the Owners allocations.

17. DEVELOPERS INDEMNITY:-

The DEVELOPER hereby undertakes to keep the OWNERS indemnify against the all third party claim and/or claims arising out of any short of and/ or omissions or commissions of the DEVELOPER in relating to the making the construction and transfer of the proposed unit or units of the said building unto the intending purchasers.

18. MISCELLANUOUS:-

The OWNER and DEVELOPER have entered into this agreement to bind themselves purely into a contract on the basic of joint venture and under no

circumstances; this instrument shall not be construed as Partnership agreement and/or association of person joined for common cause.

Immediately after hand over of the possession of the premises to the DEVELOPER, the DEVELOPER shall start the construction of the proposed multi-storeyed building subject to Sanction of building plan by competent authority.

Any notice deemed to be serve upon any of the parties herein by other party, shall without prejudice by any other mode of service available be deemed to have been served upon them if delivered by hand and duly acknowledge or sent by Registered Post with acknowledgement due either to the OWNERS or at the office of the DEVELOPER vice-versa.

It is also agreed that in the event the DEVELOPER is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction work any act on the part of the OWNER and/ or her against or any person claiming any right under the OWNER then and in that case the DEVELOPER shall have every right to rescind and/ or cancel this agreement and also to claim refund of all damages of sums advanced by the DEVELOPER to the OWNERSs, subject to consideration/ deduction of such amount, in case of any damage is caused by the DEVELOPER to the premises of the OWNER.

In failure of or negligence of either of the party this agreement shall be became cancel after the stipulated period if by the act of the parties the existing agreement is not being extended.

19) LEGAL ASPECT:-

Any dispute and difference between the parties arising out of and/or from any acts and omissions in contravention of this agreement shall be referred to an ARBITRATOR to be appointed by the Parties or by the Court and in that case, the decision of such ARBITRATOR shall be final and binding upon all the parties herein.

Notwithstanding the Arbitration clause as referred hereinabove, both parties herein are at full liberty to initiate suit for Specific Performance of

Contract against other in case of breach of any of the terms and condition of this present instrument.

20) JURISDICTION

Any court of competent jurisdiction as per the Principal Law of the land shall have the jurisdiction to entertain and determine all action, suit and /or legal proceedings arising out of these present between the parties.

FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about 9(Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 100 Squere Feet Covered Area comprised in C.S./R.S. Dag No. 5665, under C.S./ R.S. Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195 corresponding to L.R. Dag No. 5410, under L.R. Khatian No. 10730, Modi Khatian Nos. 2407 to 2418, at Mouja-Ariadaha Kamarhati, J.L. No.- 1, Re.Su. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10, being Holding No. 174/1 at Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. previously Belgharia presently Dakshineswar, Kolkata-700057, District- North 24 Parganas, West Bengal, along with all common passages and all easement rights of the property and the said property is butted and bounded by as follows: -

- ON THE NORTH :** By Partly 12 ft wide common passage and partly land of Raju Chatterjee.
- ON THE SOUTH :** By land of Sudhindra Bijoy Mitra.
- ON THE EAST :** By land of Siten Mitra and Ors.
- ON THE WEST :** By land of Kalyan Mukherjee and Dipen Banerjee.

**SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION**

It is agreed by and between the Landlords/ Owners and Developer that in connection of the development of said premises, the total area of the Multi-storeyed Building to be constructed at the said premises shall in proportion as stated and hereunder as **OWNERS' ALLOCATION** and **DEVELOPERS ALLOCATION** in the and more fully Described in the **SECOND and THIRD SCHEDULE** written hereunder and as follows:-

a) That aforesaid Developers herein will construct a new multi-storeyed building over the above-mentioned Land of the Land Owner herein at their own cost and expenses and the said **Land Owner herein wily get the entire Top floor of the Building consisting of one or more number of Flats as per his desire and 12% of the constructible area out of the ground floor of the proposed Multi storied building.**

Land Owner herein will be entitled to get his portion along with undivided, un-demarcated, impartible proportionate share of the land at premises No. 42/C,A.C. Banerjee Road, P.O.- Ariadaha, P.S.- previously Belghoria at present Dakshineswar ,Kolkata700057.

In case of extension of any floor of the proposed Multi stored, in that event the Land OWNERS and Developers allocation of that extended floor will be 37% and 65% ratio respectively.

d) The total cost of construction shall be borne by the Developer only.

The FLAT will be provided by the DEVELOPER to the OWNER according to the building sanctioned plan together with proportionate share of land and common areas of the **FIRST SCHEDULE** mentioned property along with undivided proportion of using right in the COMMON facilities and amenities together with common right over the common portion and common places i.e. the passages and main entrance, staircase landing from the roof, underground reservoir, overhead tank and main sewerage line and

sanitary lines with electric connection in the common area of the said premises.

THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT total constructed area/ built up floor areas consisting of several self contained flats in the building save and except the Owners' allocation as mentioned in **SECOND SCHEDULE** with proportionate share of land together with proportionate rights in all common areas more fully described in **FIFTH SCHEDULE** are collectively the Developer's allocation in the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

Sl. No.	Particulars	Details
1.	Foundation	Designed for ground plus 3 (Three)-storied with R.C.C. frame structure with. All external walls shall be 8' thick and all partition walls inside the flat shall be of 3" walls with net 5" brick work in between two flats by bricks.
2.	Elevation	A unique blending of oriental and Modern architecture.
3.	Staircase	Staircases finished with Marble flooring. M.S. Railing up to a height of 30 from floor level.
4.	External finish	Cement plastering with some

		ornamental decorative cement base paint finish (Weather Coat)
5.	Internal finish	Putty finish on wall surface.
6.	Flooring	All flooring finished with Vitrified Tiles (2' x 2') (Branded) with skirting of 4" height.
7.	Doors Quality	Flush Door (with wooden frame) will be fitted with 12' Has Bolt and 6" Tower Bolt. PVC frame with PVC Door will be provided in the toilet.
8.	Windows	Sliding Type anodized aluminium window with Glass panels.
9.	Grill	M.S. Grill in windows, railing in verandah up to 3-0" height from the floor level and Railing upon the staircase with window grill.
10.	Toilet	1 X 1' floor tiles with color Concept Anti-Skid Tiles. Wall tiles (15 cm x 10 cm) of 6-6" height from the floor level in toilets. One white EWC petite Commode in one toilet shall be provided. One overhead shower will be provided in toilet. All C.P. fittings will be branded as per ISI approved. All Toilets lines will be concealed. All ceramic items will be branded.
11.	Kitchen	Specious cooking platform with Black stone finish with Stainless Steel Sink with one cock, Wall tiles (size 15cm X 10cm), 2-6" height from Cooking table. One bibcock

		will be provided in the Kitchen.
12.	Electrical	All electrical wiring will be concealed and with standard quality electrical accessories, 15 nos. electrical points will be provided for 1 BHK and 22 nos. electrical points will be provided for 2 131-1K Flat. Expenses of electrical point for A.C, Geyser and Inverter will be treated as extra charges.
13.	Lift	Standard quality lift will be provided.
14.	Basin	1 (One) white color basin will be provided in the each Flat of the Land Owner.

Extra Work

Other than aforesaid specifications, for interior decoration (inside the flat) on request of the owner extra cost will be involved for decorative works before taking the possession of the aforesaid flat. If Land Owner' want to do extra work personally for her allocated portion in that event all cost and expenses (material + labour) to be borne by the land Owner. On the other hand, in case of extra work to be done by the Developer for the land Owner' Allocation as per request of the Land Owner, in that case all cost and expenses of the said extra work to be borne by the Land Owner in favor of the Developer.

ADDITIONAL ALTERATION/MODIFICATION

Extra costs of any Additional/Alteration/Modification in respect of the Land Owner's Allocation to be borne by the Land Owner.

THE FIFTH SCHEDULE REFERRED TO ABOVE

(Common Area)

1. The entire land or space lying vacant within the said premises.

2. The common space of the said building, common bathroom and common meter room.
3. The foundation column, girders, beams, supports, main walls, main gate of the premises and the land lying to the building.
4. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and other Civil amenities of the said premises.
5. The water reservoir on the ground floor and the overhead tank on the roof of the top floor of the building, pump room, motor, and all apparatus and installation in the premises for the common use.
6. Total sanitary system of the said building.
7. Lift facility of the said building.
8. All other areas, facilities and amenities in the premises, which ever intended for common use.
9. Common passage leading from main road to the building to be utilized by the Vendors and/or occupiers of the flat of both the Building constructed upon the property mentioned in First and Second schedule written hereunder.
10. Boundary wall and the main gate.
11. Such other common parts, areas, equipment's, installations, fixtures, fittings and spaces in or about the said building as are necessary for use of the said flat space in common.
12. Staircase of all the floors of the said building and the ultimate roof of the said premises.
13. Staircase landings on all the floors of the said building.
14. Common passage including the main entrance.

15. Water pump, overhead tank and water supply line.
16. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

SIXTH SCHEDULE ABOVE REFERRED TO

(Common expenses of Apartments or units of the said building and building complex including the miscellaneous expenses to be)

1. Maintenance charges of the buildings and building complex including common services, common parts/ areas, drainage, sewerage, water arrangements, septic tanks electrical installations and electric lines, fittings and fixtures which are for common benefits and utility proportionately or according to the nature scope, extent and utility thereof.
2. Municipal rates, taxes, Government Revenues, property Tax, multi-storied building tax, water tax or any other taxes or charges as would be imposed or levied.
3. Costs and charges of establishment for maintenance of the building and building complex for watch and words staffs if engaged.
4. All costs of repairing, replacements, white washing, painting, reconstruction, decoration, redecorations, lights etc. for common benefit and utility.
5. The salaries, charges and other benefits of the employees or workers, if engages as guards/ office bearers/ other purposes for the maintenance of the building and building complex.
6. All other expenses and outgoings as are to be deemed necessary by the Developer or the owners or the Association for the safety, security and protection of the said building as well as the rights and interest of the vendors/ owners or other owners of flats.

IN WITNESS WHEREOF all the parties hereto has set and subscribed their respective hands the day month and year first above written.

WITNESSES:

1

Souboni Bhandary,
Kanakshally, Kankamata
Chinsureth, Hooghly.
Pin - 712101

2. Sampat Majumdar
54, K.G. Road
KOL-57

[Handwritten Signature]

Signatures as the Vendor

1. *[Handwritten Signature]*
MAA BHABATARINI UDYOG
Partner Partner

2. *[Handwritten Signature]*
MAA BHABATARINI UDYOG
Partner Partner

3. *[Handwritten Signature]*
MAA BHABATARINI UDYOG
Partner Partner

Signature Of The DEVELOPER

Drafted By

[Handwritten Signature]

Priyabrata Thakur, Advocate
High Court, Calcutta
Enl:- F-462/561/2001

Typed By

[Handwritten Signature]

S. Ghosal, Ariadaha, Kolkata- 57

SPECIMEN FORM FOR TEN FINGER PRINT



Name [Signature]
Signature [Signature]

Left Hand

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger	Thumb
Thumb	Little Finger	Middle Finger Right Hand	Ring Finger	



Name [Signature]
Signature [Signature]

Left Hand

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger	Little Finger



Name SUJAN SARKAR
Signature [Signature]

Left Hand

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger	Little Finger



Name Sneha Ghosh
Signature [Signature]

Left Hand

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger	Little Finger



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

GRN Details

GRN: 192022230127072331
GRN Date: 23/09/2022 06:46:29
BRN: IKUBWZTSY8
Payment Status: Successful

Payment Mode: *Online Payment
Bank/Gateway: State Bank of India
BRN Date: 23/09/2022 06:47:59
Payment Ref. No: 2002860903/1/2022
Karyo No. *Query Year:

Depositor Details

Depositor's Name: P Thakur
Address: H C Pin 700001
Mobile: 6291447971
Depositor Status: Advocate
Query No: 2002860903
Applicant's Name: Mr P Thakur
Identification No: 2002860903/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002860903/1/2022	Property Registration- Stamp duty	0030-02-103-003-03	10000
2	2002860903/1/2022	Property Registration- Registration Fees	0020-02-104-001-16	21
			Total	10021

IN WORDS: TEN THOUSAND TWENTY ONE ONLY.

1
2
3
4
5

Major Information of the Deed

Deed No :	I-1526-05806/2022	Date of Registration	23/09/2022
Query No / Year	1526-2002860903/2022	Office where deed is registered	
Query Date	22/09/2022 10:02:54 PM	A.D.S.R. Belgharia, District: North 24-Parganas	
Applicant Name, Address & Other Details	P. Thakur H.C. Cal. Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8291447971, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)
Set Forth value	Rs. 2/-	Market Value	Rs. 63,65,398/-
Stamp duty Paid(SD)	Rs. 10,020/- (Article: 48(g))	Registration Fee Paid	Rs. 21/- (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.- Belgharia, Municipality: ARIADAH KAMARHATI, Road: A.C. Banerjee Road, Mouza Ariadaha, Premises No. 42/C, Ward No: 10, Holding No:174/1 JI No: 01, Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5665	RS-3184	Bastu	Bastu	8 Katha 4 Chatak 12 Sq Ft	1/-	63,38,399/-	Width of Approach Road: 12 Ft.
Grand Total :					15.29Dec	1/-	63,38,399/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAYANTA GHOSH Son of Late Dilip Kumar Ghosh Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			
	23/09/2022	23/09/2022	LT1	23/09/2022
2, South Nowdapara, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2C, Aadhaar No: 27xxxxxxxx7984, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office				

Developer Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA BHABATARINI UDYOG 38/2/A, A.C Banerjee Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRASUN BANERJEE (Presentant) Son of Mr Rabindra Nath Banerjee Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office			
	Sep 23 2022 5:48PM	23/09/2022	LT1	23/09/2022
41/29, A. C. Banerjee Road,, City:- , P.O:- Ariadaha, P.S:-Belghoria, District-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4J, Aadhaar No: 40xxxxxxxx1850 Status : Representative, Representative of : MAA BHABATARINI UDYOG (as Partner)				

MAA BHABATARINI UDYOG
 Partner

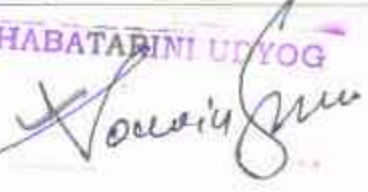
 Partner

2	Name	Photo	Finger Print	Signature
	Mr SUJAN SARKAR Son of Late Mir Sarkar Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 <small>Sep 23 2022 3:50PM</small>	 <small>L11 23/09/2022</small>	 <small>23/09/2022</small>
38/2/A, A.C-Banerjee Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx8L, Aadhaar No: 69xxxxxxxx0510 Status : Representative, Representative of : MAA BHABATARINI UDYOG (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr SOUVIK GHOSH Son of Mr Parimal Ghosh Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 <small>Sep 23 2022 3:50PM</small>	 <small>L11 23/09/2022</small>	 <small>23/09/2022</small>
P-27, Tagore Park, City:- Ariadaha Kamarhati, P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx2A, Aadhaar No: 25xxxxxxxx6625 Status : Representative, Representative of : MAA BHABATARINI UDYOG (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT CHAKRABORTY Son of Late B Chakraborty 23, Old Belghoria Road, City:-, P.O:- Nandan Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083	 <small>23/09/2022</small>	 <small>23/09/2022</small>	 <small>23/09/2022</small>
Identifier Of Mr JAYANTA GHOSH, Mr PRASUN BANERJEE, Mr SUJAN SARKAR, Mr SOUVIK GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAYANTA GHOSH	MAA BHABATARINI UDYOG-15.29 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area) .
1	Mr JAYANTA GHOSH	MAA BHABATARINI UDYOG-100.00000000 Sq Ft

MAA BHABATARINI UDYOG
 Partner 

Endorsement For Deed Number : 1 - 152605606 / 2022

On 23-09-2022

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 13:45 hrs. on 23-09-2022, at the Office of the A.D.S.R. Beighoria by Mr PRASUN BANERJEE.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63 65 399/-

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

Execution is admitted on 23/09/2022 by Mr JAYANTA GHOSH, Son of Late Dilip Kumar Ghosh, 2, South Nowdapara, P.O: Ariadaha, Thana: Beighoria, , City/Town: ARIADAHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Indetified by Mr AMIT CHAKRABORTY, . . Son of Late B Chakraborty, 23, Old Beighoria Road, P.O: Nandan Nagar, Thana: Nimta, . North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

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

Execution is admitted on 23-09-2022 by Mr PRASUN BANERJEE, Partner, MAA BHABATARINI UDYOG (Partnership Firm), 38/2/A, A.C Banerjee Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Beigharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Mr AMIT CHAKRABORTY, . . Son of Late B Chakraborty, 23, Old Beighoria Road, P.O: Nandan Nagar, Thana: Nimta, . North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Execution is admitted on 23-09-2022 by Mr SUJAN SARKAR, Partner, MAA BHABATARINI UDYOG (Partnership Firm), 38/2/A, A.C Banerjee Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Beigharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Mr AMIT CHAKRABORTY, . . Son of Late B Chakraborty, 23, Old Beighoria Road, P.O: Nandan Nagar, Thana: Nimta, . North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Execution is admitted on 23-09-2022 by Mr SOUVIK GHOSH, Partner, MAA BHABATARINI UDYOG (Partnership Firm), 38/2/A, A.C Banerjee Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Beigharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Mr AMIT CHAKRABORTY, . . Son of Late B Chakraborty, 23, Old Beighoria Road, P.O: Nandan Nagar, Thana: Nimta, . North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022: 6:47AM with Govt. Ref. No: 192022230127072331 on 23-09-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWZTSY8 on 23-09-2022, Head of Account 0030-03-104-001-16

MAA BHABATARINI UDYOG

Partner

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 20,00/-, by online = Rs 10,000/-

Description of Stamp

1. Stamp: Type: Impressed. Serial no 45472, Amount: Rs.20,00/-, Date of Purchase: 20/09/2022, Vendor name: A SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 6:47AM with Govt. Ref. No: 192022230127072331 on 23-09-2022, Amount Rs: 10,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWZTSY8 on 23-09-2022, Head of Account 0030-02-103-003-02



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

MAA BHABATARINI UDYOG

Partner **Partner**



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1526-2022, Page from 179963 to 179996
being No 152605606 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.10.13 15:09:11 +05:30
Reason: Digital Signing of Deed.

SouGata

(Sougata Das) 2022/10/13 03:09:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

MAA BHABATARINI UDYOG
Neelesh Kumar
Partner Partner

(This document is digitally signed.)