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DEVELOPMENT AGREEMENT

Witness that the document in serial...
 is registered. The signature sheet...
 and endorsement sheets attached to...
 the document are the part of the...
 document.

This Agreement is executed on this the 28th day of January 2022 of Anno Domini;

BETWEEN

Additional District Sub-Registrar
 Singhaia, 24 Feb-22

28 JAN 2022

SRI DIPAK BANERJEE, having PAN ANEPB4307M, AADHAAR - 27793785124, Ph. No. -9836087360, son of Late Shanti Banerjee, by religion Hindu, by occupation Service, residing at Village and Post Office Garalgacha, Police Station - Chanditala, Pin - 712708, District - Hooghly 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**.

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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 it's principal place of business at 38/2/A, A.C Banerjee Road, P.O: Ariadaha, P.S: Belgharia, 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 Namely,

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. Belghoria, 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 Belgharia, Kolkata 700 057 Dist North 24 Parganas And 3. **SOJVIK GHOSH**, Sri Parimal Ghosh Nath Banerjee, PAN APQPG0772A, Aadhaar NO253882946625) by faith - Hindu, by occupation business, nationality- Indian residing at P-27, Tagore Park, PO Belghoria, P.S Belghoris, 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 one Sarat Chandra Chattapadhaya was the absolute owner of **ALL THAT** parcel of land or ground, pond, and house building thereunto belonging whereon or part whereof the same is created and containing by estimation 5 Bigha. Be the same little more or less along with house building standing there on situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5660, 5661, 5662 and 5666 under, R S Khatian No. 1469, premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 of the Kamarhati Municipality with all easements, rights, appurtenant thereto.

AND WHEREAS during enjoyment of the said property said Sarat Chandra Chattapadhaya by a registered deed of family settlement dated 9th September, 1969 absolutely settle the said property amongst his six sons namely Narsingha Chattapadhaya, Kanailal Chattapadhaya, Balaram

Chattapadhaya, Jagadish Chattapadhaya, Madhusudan Chattapadhaya and Khagendra Chattapadhaya and six daughters namely Smt. Jyotsna Mukhopadhaya, Smt. Sovana Mukhopadhaya, Smt. Basana Mukhopadhaya, Kumari Upasana Chattapadhaya, Kumari Bandana Chattapadhaya and Kumari Chobi Chattapadhaya settle the said property by demarcating respective allocation made by him which is more fully written in the said deed of family settlement with the clause that his sons and daughters during the life time of Smt. Prakriti Sundari Devi cannot transfer the residential house and the pond to any one or cannot pledged with to any third party. Said deed was and also declared that during his life time he shall continue to recite and enjoy his property without any interference his sons and daughters.

AND WHEREAS the said deed of family settlement was registered before DSR Alipore registered in Book No. I Volume No, 120 copied from pages 49 to 55, being 3736 for the year 1969.

AND WHEREAS said Narsingha Chattapadhaya, Kanailal Chattapadhaya, Balaram Chattapadhaya, Jagadish Chattapadhaya, Madhusudan Chattapadhaya along with their mother namely Prakriti Sundari Devi after the death of Smt. Chandra Chattapadhaya started to enjoy the property in esmali in terms of the said settlement deed and after the death of their mother that is Prakriti Sundari Devi out of the said property they jointly became the owner of 1 bigha 1 catha 15 Chatak and 2 sq. ft. along with one storied house building.

AND WHEREAS during joint enjoyment of the said property Narsingha Chattapadhaya, Kanailal Chattapadhaya, Balaram Chattapadhaya, Jagadish Chattapadhaya, Madhusudan Chattapadhaya after the death of the mother due to inconvenience between themselves for possessing and enjoyment of the said property they amicably partition **ALL THAT** parcel of land or ground and house building thereunto belonging whereon or part whereof the same is created and containing by estimation 1 Bigha 1 Catha 15 Chatak 2 sq. Ft. situated and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5661, 5662 and 7403 under, R S Khatian No. 1469, premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 of the Kamarhati Municipality with all easements, rights, appurtenant thereto.

AND WHEREAS by dint of said amicable partition deed said Narsingha Chatterjee now deceased became the owner of **ALL THAT** parcel of land or ground and house building thereunto belonging whereon or part

whereof the same is created and containing by estimation 7 Catha 12 Chattack 7 Sq. Ft. Be the same little more or less along with house building standing there on situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5661, 5662 and 7403 under, R S Khatian No. 1469, premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 of the Kamarhati Municipality with all easements, rights, appurtenant thereto which was marked as lot E to the said partition deed and morefully described in schedule 'Cha' to the said partition deed dated 15th December 1988 corresponding to 29th Aghrayan, 1395 BS.

AND WHEREAS the said deed of family settlement was registered before ADSR Cossipore Dum Dum registered in Book No. 1 Volume No, 2 copied from pages 27 to 40 being deed no 52 for the year 1989.

AND WHEREAS by dint of the said deed of partition said Narsingha Chatterjee became the absolute owner of **ALL THAT** parcel of land or ground, pond, and house building thereunto belonging whereon or part whereof the same is created and containing, by estimation, 7 Catha 12 Chattak 7 Sq.Ft. be the same little more or less along with house building standing there on situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5661, 5662 and 7403 under, RS Khatian No. 1469 (old), 2696 (New) premises No. 41, A. C. Banerjee Road Ariadaha, P.O.-Ariadaha, P.S. Belghoria Kolkata-700057 Ward No.10, Holding No.-168 of the Kamarhati Municipality and during enjoyment of the said property said Narsingha Chatterje, for urgent needs of money by a registered deed of Sub Bickroy Kobala absolutely soled conveyed and transferred out of the said property in Rs. Dag No 5661 and 7403, khatian no1469 all that piece and parcel of land measuring about 1 Catha 7 Chattak 26 Sq.Ft. out of the said land unto and in favour of one Kartik Chandra Mukherjee and 1 Cattha 6 chattack 39 Sq.Ft to Ratan Ghatak i.e. all total 2 Cattha 14 Chattack 20 Sq.Ft approx along with more or less 8 Chattack 15 Sq.Ft of common passage to on the southern side of the said purchaser and common to northern Side of the reaming land of the Owner.

AND WHEREAS after such sale said Narsingha Chatterjee became the owner of the remaining land that is **ALL THAT** parcel of land or bastu land with house building thereunto belonging whereon or part whereof the same is created and containing by estimation **4 Catha 11 Chattqack 28 Sq. Ft.** Be the same little more or less along with house building standing there on including the common passage on the northern side of the property situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173,

comprised in R.S. Dag No. 5662 under, RS Khatian No. 1469 (old), 2696 (New), premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 of the Kamarhati Municipality and started to enjoy the same free from all encumbrances.

AND WHEREAS during enjoyment of the said property said Narsingha Chatterjee died infested on 18.01.2015 leaving behind him his Widow Smt. Maya Chatterjee as they have no issue of their own out of the said wedlock. As such Smt. Maya Chatterjee wife of late Narsingha Chatterjee in terms of the Hindu succession Act, 1956 became the absolute owner of the said property and started to enjoy the same free from all encumbrances and interferences.

WHEREAS during enjoyment of the said property that **ALL THAT** parcel of land or bastu land with house building thereunto belonging whereon or part whereof the same is created and containing by estimation **4 Catha 11 Chattqack 28 Sq. Ft.** Be the same little more or less along with house building standing there on including the common passage on the northern side of the property situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5662 under, RS Khatian No. 1469 (old), 2696 (New), premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 of the Kamarhati Municipality said Maya Chatterjee from natural love and affection by two separate deed of gift dated 4th February, 2015 and 3rd June 2015 absolutely gifted away her all rights title and interest upon the said property unto and in favour of Dipak Banerjee the land owner herein.

AND WHEREAS the said deed of gift was registered before DSR-I Barasat registered in Book No. I CD Volume No, 5 copied from pages 3151 to 3161, being deed no. 00886 for the year 2015 and in Book No. I, CD Volume No, 6 copied from pages 784 to 794, being deed no. 00930 for the year 2015.

AND WHEREAS after obtaining the copy of the same deed it was found that in advertently due to topographical bona fide mistakes in both the deed wrongly the Dag No. was written as 1469 and Khatian No. was written 5662 in place and instead of Dag No. 5662 and Khatian No. 1469 and said mistake was corrected by a deed of declaration dated 3rd June, 2015.

AND WHEREAS the said deed of declaration was registered before DSR 1 Barasat registered in Book No. 4 CD Volume No, 1501 copied from pages 864 to 873, being deed no. 150100604 for the year 2015.

AND WHEREAS being absolutely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property free from all encumbrances the said **SRI DIPAK BANERJEE** the land **OWNERS/ 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 they have failed to start the construction works and accordingly offered the **DEVELOPER/ the PARTY OF THE OTHER PART** herein, being technically sound and having 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 **LANDLORDS** of the **ONE PART** herein the **PARTY OF THE OTHER PART** the **DEVELOPER** herein approached to the **OWNERS** 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 entity by way of investment of fund and resources by the **DEVELOPER** and the Plot of land by the **LANDLORD /OWNER**.

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) **LANDOWNERS** shall mean the **SRI DIPAK BANERJEE** (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, 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** parcel of land or ground thereunto belonging whereon or part whereof the same is created and containing by estimation **ALL THAT** parcel of land or bastu land with house building thereunto or part whereof the same is created and containing by estimation **4 Catha 11 Chattqack 28 Sq. Ft. Be** the same little more or less along with house building standing there on including the common passage on the northern side of the property situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5662 under, RS Khatian No. 1469 (old), 2696 (New), premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 and 168/1 of the Kamarhati Municipality 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, gift 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 sanction 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 For handing over the Owners allocation shall mean **24 months** from the date of execution of this development agreement and The total period of completion of the project shall be **24 month** from the date of Sanction Plan.

2) It is hereby agreed by and between the parties that, the DEVELOPERS 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 DEVELOPERS, AT ITS OWN COST.

3) The Landlords/ Owners shall simultaneously after execution of these agreement shall execute a Registered General Power Of Attorney for development and sale of the property and in favour of the DEVELOPERS 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 DEVELOPERS.

5) Landlord/Owner 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.

i) The Developer shall give out of the newly constructed area 2 numbers of flats, each measuring about 650 Sq.Ft of Covered area (more or less) of which 1 will be located at the 1st floor front side (Western side) of the building and one will be located on the top floor front side (Western side) of the building together with undivided proportionate share of land underneath the said building as per to be sanctioned plan of the Kamarhati Municipality.

That the two flats in the schedule of owner's allocation the flats measuring about 650 sq. ft. covered area including Tiled flooring, bath with upto 6' height glazed tiles from floor along with one English commode and other general C.P. feedings. The Kitchen shall be fitted with glazed tiles height upto 3' feed from the cooking platform black stone, shrink and with water connection and sliding window, flash door. The material qualities must be mentioned in good quality an ISO 9001 Brand.

- a) Door: wooden frame (shal) and flash door in all bed rooms.
- b) Kitchen and toilet: PVC door
- c) Window : Aluminium Sliding window fitted with glass.
- d) Floor: Floor Tiles
- e) Grill : By square bar(Varandah /Balcony will be covered to such height as per general design)
- f) Electric : 6 points (conceal wiring) in each rooms
- g) Bathroom : tiles 6 fit height from floor and one English commode
- h) Kitchen Platform : Tiles 3' fit height from Platform
- i) The developer shall be sole responsible for electricity connection upto the flat of the Landowner to get as per owners allocation but the cost of deposited/charge of installation of the CESC Meter shall be borne by the Landlord.
- ii) In addition with that the owners shall be entitled to get Rs **32,00,000/- (Thirty Two Lakh) only** as non refundable deposit,

iii) Out of which the Developer at or Before the time of execution this Development Agreement is paying an amount of **Rs. 12, 00,000/- (Rupees Twelve Lakh) only**, receipt of which the First party acknowledges the same in the Memo of Receipt appearing herein below. The First Party Owner shall get remaining amount Of **Rs.20,000,00/ (Rupees Twenty Lakh) Only** within 14 months from the date of execution of this agreement. The developer shall handed over the said flats as mentioned in the clause (i) herein above within 24 months from the date of execution of this development agreement and if the developer fails to hand over the same within the stipulated period in that case shall pay @ Rs. 200/- per day as damage/ charges till the date of handing over the possession in favour of owner subject to Force Majeure. It is open to both the parties to take legal shelter in case of breach of any terms of this agreement.

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

The FLAT will be provided by the DEVELOPERS 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) DEVELOPER'S 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 From the Date of Sanction of the 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 OWNERS 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 OWNERS to obtain necessary permissions that may require to dealing with the Scheduled mentioned Property and if any legal complication appears in future the Owner shall indemnify the Developer and clear it up at his own expences.

11) DEVELOPER'S RIGHT AND REPRESENTATION:-

A) The OWNERS 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 OWNERS of the FIRST PART hereby agreed and undertakes to convey, transfer, assign and assure undivided proportionate importable 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, Stipulated Period For handing over the Owners allocation shall mean **24 months** from the date of execution of this development agreement and The total period of completion

of the project shall be **24 month** from the date of Sanction Plan, situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in R.S. Dag No. 5662 under, RS Khatian No. 1469 (old), 2696 (New), premises No. 41, A. C. Banerjee Road Ariadaha, P.O- Ariadaha, P.S. Belghoria, Kolkata- 700057, Ward No.10, Holding No. 168 and 168/1 of the Kamarhati Municipality 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 OWNERS shall have no 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 OWNERS that, they will execute a Registered General Power Of Attorney in favour of the DEVELOPER within 30 days from the date of execution of this presence.

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

The OWNERS 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 OWNERS to the DEVELOPER with the normal banking interest.

13) 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 the Stipulated Period For handing over the Owners allocation shall mean **24 months** from the date of execution of this development agreement and The total period of completion of the project shall be **24 month** from the date of Sanction of the Plan.

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 OWNERS, subject to the fulfilment of all the terms and conditions herein contained.

The OWNERS 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 OWNERS 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 OWNERS and/ or her against or any person claiming any right under the OWNERS 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 OWNERS'.

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.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property subject to Development)

ALL THAT parcel of land or bastu land estimation **4 Catha 11 Chattack 28 Sq. Ft.** Be the same little more or less on including the common passage on the northern side of the property with **RT Shaded structure measuring about 538 Sq. Ft Covered area** with cement finished floor standing there on situate and lying at Mouza Ariadaha, J L No. 1, R S No. 12, Touzi No. 173, comprised in **R.S. Dag No. 5662** under, **RS Khatian No. 1469 (old), 2696 (New)**, premises No. 41, A. C. Banerjee Road Ariadaha, P.O. - Ariadaha, P.S. Belghoria Kolkata 700 057 Ward No.10, Holding No. 168 and 168/1 of the Kamarhati Municipality with all easements, rights, appurtenant thereto and which is butted and bounded as follows:

ON THE NORTH	: 7 feet Wide common Passage and then Property Of Ratan Ghatak and Kartick Mukherjee
ON THE SOUTH	: Property Of Madhusudan Chatterjee
ON THE EAST	: Pond
ON THE WEST	: 12 Feet Wide A.C. Banerjee Road.

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

iv) The Developer shall give out of the newly constructed area 2 numbers of flats, each measuring about **650 Sq.Ft** of Covered area (more or less) of which 1 will be located at the 1st floor front side (Western side) of the building and one will be located on the top floor front side (Western side) of the building together with undivided proportionate share of land underneath the said building as per to be sanctioned plan of the Kamarhati Municipality.

That the two flats in the schedule of owner's allocation the flats measuring about 650 sq. ft. covered area including Tiled flooring, bath with upto 6' height glazed tiles from floor along with one English commode and other general C.P. feedings. The Kitchen shall be fitted with glazed tiles height upto 3' feed from the cooking platform black stone, shrink and with water connection and sliding window, flash door. The material qualities must be mentioned in good quality an ISO 9001 Brand.

- a) Door: wooden frame (shal) and flash door in all bed rooms.
- b) Kitchen and toilet: PVC door
- c) Window : Aluminium Sliding window fitted with glass.

- d) Floor: Floor Tiles
- e) Grill : By square bar(Varandah /Balcony will be covered to such height as per general design)
- f) Electric : 6 points (conceal wiring) in each rooms
- g) Bathroom : tiles 6 fit height from floor and one English commode
- h) Kitchen Platform : Tiles 3' fit height from Platform
- i) The developer shall be sole responsible for electricity connection upto the flat of the Landowner to get as per owners allocation but the cost of deposited/charge of installation of the CESC Meter shall be borne by the Landlord.

In addition with that the owners shall be entitled to get Rs **32,00,000/- (Thirty Two Lakh) only** as non refundable deposit,

Out of which the Developer at or Before the time of execution this Development Agreement is paying an amount of **Rs, 12, 00,000/- (Rupees Twelve Lakh) only**, receipt of which the First party acknowledges the same in the Memo of Receipt appearing herein below. The First Party Owner shall get remaining amount Of **Rs.20,000,00/ (Rupees Twenty Lakh) Only** within 14 months from the date of execution of this agreement. The developer shall handed over the said flats as mentioned in the clause (i) herein above within 24 months from the date of execution of this development agreement and if the developer fails to hand over the same within the stipulated period in that case shall pay @ Rs. 200/- per day as damage/ charges till the date of handing over the possession in favour of owner subject to Force Majeure. It is open to both the parties to take legal shelter in case of breach of any terms of this agreement.

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

The FLAT will be provided by the DEVELOPERS 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.

**FOURTH SCHEDULE ABOVE REFERRED TO
(Technical specifications for construction)**

1. Foundation; R.C.C (1:2) in frame structure.
2. Wall Outside 8", inside partition 3".
3. Doors Flash door (Ply wood palla), only PVC made door at toilet and Kitchen
4. Windows Slandered aluminum structured windows with glass fitting
5. Electrical: Total 16 (Sixteen) concealed electrical points will be provided. Entire electrical works will be done by standard quality branded materials.
6. Floor : Complete floor tiles.
7. One sub-mursible pump along with electric motor for storing water at overhear reservoir
8. Toilet : Indian / Western / Anglo-Indian, shower, water line and wall will be covered up to 6 feet height with glazed tiles.
9. Kitchen One still made sink and one black stone made cooking table and wall will be covered upto 3 feet height by glazed tiles from the surface of the said able.
- 10 Sanitary & plumbing. Two tap connection, one shower connection, one cistern, one basin.
- 11 Lift One lift of standard quality shall be installed at the said "NEW BUILDING"

**FIFTH SCHEDULE ABOVE REFERRED TO
(Common Areas)**

ALL THAT following affairs, matters, things, facilities, advantages, amenities, benefits, easements, and services shall remain always be used and enjoyed in common :

1. The Foundation, all joints pillars, columns, beams, supports of the buildings.
2. Stairways and staircase landings leading to the flats/ Apartments and roof.

3. The space left open for side space of the buildings and common passage for ingress and egress.
4. All drains, pits, sewerage lines, wastage water pipe lines, rain pipe lines, septic tank and any other such lines of like nature.
5. Municipal supply of drinking water, underground water reservoir plumbing installation, water arrangements and distribution lines according to the nature, scope, extent and utility thereof. The Overhead Water tank for drinking water and also the over head two tank for water both will be of a capacity of 1,500 litre.
6. Electrical service meter board, electric meter space/room, under staircase, electrical installations and wirings and fittings for lighting at staircase and entrance passage for common benefits.
7. Collapsible gate/door at the entrance of the building and windows in the staircase and boundary walls of the building complex and terrace and roof of the building.
8. All other matters, acts, Deeds, things and affairs not specifically mentioned herein and not restricted hereunder but ancillary and incidental for common benefits, utility or common in nature and annexed with the building.

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 Sanghamitra Banerjee
Vill + P.O. :- Baralgacha
Dist :- Hooghly
pin Code :- 712708

Dipak Banerjee

Signatures as the Vendor

2. Subyashachi Majumdar
54. K. G. Road
KOL - 57

1.

MAA BHABATARINI UDYOG
Prasen Dasgupta
Partner Partner

2.

3.

MAA BHABATARINI UDYOG
Soumitra Ghosh *Sujan Dasgupta*
Partner Partner

Signature Of The DEVELOPER

Drafted By

Priyabrata Thakur

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

Typed By

Srabanti Ghosal

S. Ghosal, Ariadaha, Kolkata- 57

MEMO OF RECEIPT

Received from the Within named Developer a sum of **Rs. 12,00,000/- (Rupees Twelve Lakh)** As part payment towards the non-refundable Security deposit By A/C Payee Cheque no **454836** dated **26.01.2022** of Canara Bank, Dakhineswar Branch.


WITNESSES:

1. **Sanghamitra Banerjee**
 Vill+po: — **Baralgacha** **Dipak Banerjee**
 Dist : — **Hooghly** **Signatures as the Vendor**
 Pin code: — **712708**

2. **Sabyasachi Majumder**
 54. K. G. Road
 Kol. 57.

SPECIMEN FORM FOR TEN FINGER PRINT

Left Hand



Dipak Banerjee

Name DIPAK BANERJEE
Signature *Dipak Banerjee*

Right Hand

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

Left Hand



Prayun Banerjee

Name Prayun Banerjee
Signature *Prayun Banerjee*

Right Hand

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

Left Hand



Sujan Sarkar

Name SUJAN SARKAR
Signature *Sujan Sarkar*

Right Hand

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

Left Hand



Boleyn Ghosh

Name Boleyn Ghosh
Signature *Boleyn Ghosh*

Right Hand

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारतीय निष्ठा संख्या कार्ड
Fidelity Account Number Card

ABIFM5226D



एचए / नाम
MAA BHADATARI USOC

दिनांक / तारीख
Date of incorporation / formation
14/03/2018

XXXXXX

MAA BHADATARI USOC

Soumitra Ghosh
Partner

यदि इस कार्ड को खोना / चुराना या नुकसान हुआ है तो, कृपया
अपने नवीनतम बैंक स्टॉक, एनएसएल को एन
डी सी नॉटिफिकेशन में स्टॉक नं. 341, इलेक्ट्रॉनिक्स
मार्केट, कोलकाता, टीएन 700 036 के पते पर
पुनः - 411 036

If this card is lost / someone's loss card is found
please inform / return to
Income Tax PAN Service Unit, NSDL
5th Floor, Market Street,
Plot No. 341, Survey No. 997/A,
Model Colony, Near Durgam Chok, Kolkata,
Tamil Nadu - 411 036
Tel: 91-20-2721 9303, Fax: 91-20-2721 8081
e-mail: tax@nsdl.co.in

MAA BHADATARI USOC

Pranab Banerjee
Partner

MAA BHADATARI USOC

Sujan Sarkar
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJAN SARKAR

SAMIR SARKAR

16/04/1982

Permanent Account Number

ATTPS1688L

Sujan Sarkar

Signature



Sujan Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/11677/28923

To
 সুজন সরকার
 SUJAN SARKAR
 S/O: Samir Sarkar
 38/2/A A C BANERJEE ROAD
 Kamsatani (m)
 Anjadaha
 North 24 Paraganas North 24 Parganas
 West Bengal 700057

112896409



ML928964097FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6970 6331 0510

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সুজন সরকার
 SUJAN SARKAR
 জন্মতারিখ / DOB : 16/04/1982
 পুরুষ / Male



6970 6331 0510

আধার - সাধারণ মানুষের অধিকার

Sujan Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUVIK GHOSH

PARIMAL KUMAR GHOSH

11/06/1974

Permanent Account Number

APQPG0772A

Souvik Ghosh
Signature



27096400

Souvik Ghosh



ভারতীয় বিশেষ পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাণিকাকৃত্তির আই ডি / Enrollment No 1111/12007/43911

To,
শৌভিক ঘোষ
Souvik Ghosh
S/O: Parimal Ghosh
P 27 TAGORE PARK
R.N TAGORE ROAD
Kamarhati (m)
Belgharia North 24 Paraganas North 24 Parganas
West Bengal 700058

Ref: 10385 / 07C / 3148982 / 3150388 / P



SE536495942FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2538 8294 6625

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শৌভিক ঘোষ
Souvik Ghosh
জন্মতারিখ / DOB : 11/06/1974
পুরুষ / Male



2538 8294 6625

আধার - সাধারণ মানুষের অধিকার

Souvik Ghosh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGZPB4614J



नाम /NAME
PRASUN BANERJEE

पिता का नाम /FATHER'S NAME
RABINDRA NATH BANERJEE

जन्म तिथि /DATE OF BIRTH
26-10-1971

हस्ताक्षर /SIGNATURE

Prasun Banerjee

Shahin

आयकर आगुप्त. (कमपु. आय.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Prasun Banerjee

भारत सरकार
Government of India

PRASUN BANERJEE
Date of Birth/DOB: 26/10/1971
Male/ MALE



4021 0647 1850

मेरा पहचान, मेरी पहचान

Prasan Banerjee

Unique Identification Authority of India

Address:
S/O Rabindra Nath Banerjee, 41/29,
A C BANERJEE ROAD, KOLKATA,
Kamarhati (m), North 24 Parganas,
West Bengal - 700057

4021 0647 1850

भारत सरकार भारत सरकार भारत सरकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMEPB4307M



नाम / Name
DIPAK BANERJEE

पिता का नाम / Father's Name
SANTI BANERJEE

जन्म की तारीख /
Date of Birth
07/03/1980


हस्ताक्षर / Signature

Dipak Banerjee



सत्यमेव जयते



आधार

ভারত সরকার
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00514/29077

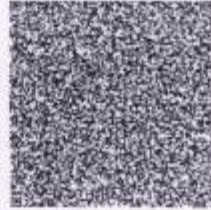
Download Date: 30/08/2021

To
দীপক বানার্জী
Dipak Banerjee
S/O Santl Banerjee
144
Garalgacha
Ballavpara
Chanditala - II
Garalgacha
Hooghly West Bengal - 712708
9836087360

Issue Date: 18/06/2018

Signature valid

Dipak Banerjee
9836087360
9836087360



আপনার আধার সংখ্যা / Your Aadhaar No. :

2779 3785 1246

VID : 9149 7488 0467 4169

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 30/08/2021



দীপক বানার্জী
Dipak Banerjee
জন্মতারিখ/DOB: 07/03/1980
পুরুষ/ MALE

Issue Date: 18/06/2018

2779 3785 1246

VID : 9149 7488 0467 4169

আমার আধার, আমার পরিচয়

Dipak Banerjee



ভারত সরকার
Unique Identification Authority of India

ভূমিকাভুক্তি আইডি / Enrollment No. : 2017/80444/10585

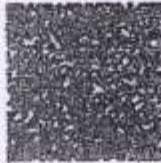
১৫
 ০৯/১২/২০১৬

To
 Sabyasachi Mojumder
 সদস্যপত্রী যজুমদার
 S/O: Samir Mojumder
 54 Kumud Ghosal Road
 Kamuhall (m)
 Aridaha, North 24 Parganas, North 24 Parganas,
 West Bengal - 700057
 9804957827



KA120089383847H

12992939



আপনার আধার সংখ্যা / Your Aadhaar No. :

4051 8938 3847

আমার আধার, আমার পরিচয়



সদস্যপত্রী যজুমদার
 Sabyasachi Mojumder

জন্মতারিখ / DOB: 05/11/1988

সুন্দর / Male

4051 8938 3847



আমার আধার, আমার পরিচয়

Sabyasachi Mojumder



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

GRN Details

GRN: 192021220167812071
GRN Date: 21/01/2022 17:50:24
BRN : IK0BMOGIW1
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 21/01/2022 17:01:28
Payment Ref. No: 2000149067/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: P THAKUR
Address: HARE STREET
Mobile: 6291447971
Depositor Status: Advocate
Query No: 2000149067
Applicant's Name: Mr P Thakur
Identification No: 2000149067/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000149067/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000149067/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	19042

IN WORDS: NINETEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1526-00729/2022	Date of Registration	28/01/2022
Query No / Year	1526-2000149067/2022	Office where deed is registered	
Query Date	17/01/2022 10:45:00 AM		1526-2000149067/2022
Applicant Name, Address & Other Details	P Thakur H.C. Cal.Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291447971, 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 : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 33,78,109/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 12,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



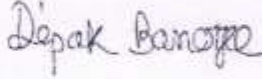
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: A.C. Banerjee Road, Mouza: Ariadaha, Premises No: 41, ., Ward No: 10 JI No: 0, Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5662	RS-2696	Bastu	Bastu	4 Katha 11 Chatak 28 Sq Ft	1/-	32,32,849/-	Width of Approach Road: 12 Ft.
Grand Total :					7.7985Dec	1 /-	32,32,849 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	538 Sq Ft.	1/-	1,45,260/-	Structure Type: Structure
Gr. Floor, Area of floor : 538 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		538 sq ft	1 /-	1,45,260 /-	



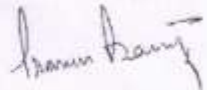
Land Lord Details :



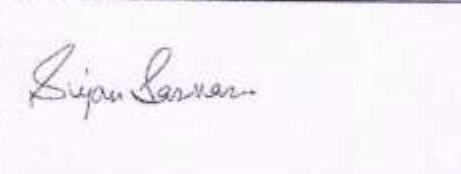


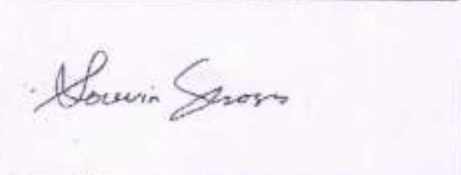
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPAK BANERJEE Son of Late Shanti Banerjee Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office	 28/01/2022	 LTI 28/01/2022	 28/01/2022
Village And Post Office Garalgacha, City:- , P.O:- Garalgacha, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712708 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx7M, Aadhaar No: 27xxxxxxxx1246, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,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 - 28/01/2022 , , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office	 Jan 28 2022 1:04PM	 LTI 28/01/2022	 28/01/2022
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)				

2	Name	Photo	Finger Print	Signature
	Mr SUJAN SARKAR Son of Late Mir Sarkar Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office			
	Jan 28 2022 1:05PM	LTI 28/01/2022	28/01/2022	
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 - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office			
	Jan 28 2022 1:05PM	LTI 28/01/2022	28/01/2022	
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 Sabyasachi Mojumder Son of Mr Samir Mojumder 54, Kumud Ghosal Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057			
	28/01/2022	28/01/2022	28/01/2022
Identifier Of Mr DIPAK BANERJEE, Mr PRASUN BANERJEE, Mr SUJAN SARKAR, Mr SOUVIK GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK BANERJEE	MAA BHABATARINI UDYOG-7.79854 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK BANERJEE	MAA BHABATARINI UDYOG-538.00000000 Sq Ft

Endorsement For Deed Number : I - 152600729 / 2022

On 28-01-2022

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 12:32 hrs on 28-01-2022, at the Office of the A.D.S.R. Belghoria 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 33,78,109/-

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

Execution is admitted on 28/01/2022 by Mr DIPAK BANERJEE, Son of Late Shanti Banerjee, Village And Post Office Garalgacha, P.O: Garalgacha, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712708, by caste Hindu, by Profession Service

Identified by Mr Sabyasachi Mojumder, . . Son of Mr Samir Mojumder, 54, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, . City/Town: ARIADAH KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Student

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

Execution is admitted on 28-01-2022 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:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr Sabyasachi Mojumder, . . Son of Mr Samir Mojumder, 54, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, . City/Town: ARIADAH KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Student

Execution is admitted on 28-01-2022 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:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr Sabyasachi Mojumder, . . Son of Mr Samir Mojumder, 54, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, . City/Town: ARIADAH KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Student

Execution is admitted on 28-01-2022 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:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr Sabyasachi Mojumder, . . Son of Mr Samir Mojumder, 54, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, . City/Town: ARIADAH KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021/- (B = Rs 12,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 5:51PM with Govt. Ref. No: 192021220167812071 on 21-01-2022, Amount Rs: 12,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMOGIW1 on 21-01-2022, Head of Account 0030-03-104-001-16

T-729/2021

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4346, Amount: Rs.100/-, Date of Purchase: 27/12/2021, Vendor name: Ranjita Paul

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 21/01/2022 5:51PM with Govt. Ref. No: 192021220167812071 on 21-01-2022, Amount Rs: 7,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMOGIW1 on 21-01-2022, Head of Account 0030-02-103-003-02

Salkat Patra

Salkat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Beighorla
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 32879 to 32918

being No 152600729 for the year 2022.



Digitally signed by SAIKAT PATRA
Date: 2022.02.03 13:08:43 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 2022/02/03 01:08:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(f)

(This document is digitally signed.)