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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

HOUSHEER District Sub-Registrar
Sundergarh, North 24-Parganas

23 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 24th day of August Two Thousand and Twenty Two 2022 of Christian Era By and Between

No. 3908 Value 5000
Date 20.08.2022
Sold to T. Parasham, Adv,
Address Sealdah Civil Court
Vendor Sealdah Civil Court
Kolkata-14.

Sealdah Civil Court
Sharmistha Chatterjee Mukherjee



NATIONAL DISTRICT SUB-REGISTRAR
Sealdah, North 24 Parganas

24 AUG 2022

Kandip Das
S/o Sri Dip Das
R.K. Roy, P.O. Panipati,
B.S. Chandra, Kolkata-14.

1.1) SRI ANINDYA SEN , Pan – AQPPS7218F , Aadhaar no-7232 8103 9313, Son of Late Asit Kumar Sen , by Religion – Hindu, by Occupation – Service and ,
1.2) SRI AMLAN SEN , Pan – BNQPS 0718D , Aadhaar no- 9911 0424 7736, by Religion – Hindu, by Occupation – Service , both are residing at Santra Dighi (East) , P.O.- Rahara, Police Station – Rahara, District – North 24 Parganas, Kolkata- 700118,
(Collectively Owners , includes successors –in-interest.)

2. "ANNAPURNA REALTOR ", Pan –ABXFA8997J, a Partnership Firm, having its Office at "BISWABINA APARTMENT", 114/89/7, Iswar Chowdhury Road , P.O. – Rahara, P.S. – Rahara , Dist.- North 24 Parganas, Kolkata – 700 118, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1)Sri Prasanta Das, Pan – ALFPD9896F , Aadhaar no.- 9293 2800 7687, Son of Late Kalipada Das , by Religion – Hindu , by Occupation – Business , residing at BASUNDHARA –II , Flat no.-C, 2nd Floor, Dr. Gopal Chatterjee Road, P.O.- Sukchar , Police Station – Khardah , Dist. - North 24 Parganas . Kolkata – 700 115 , 2) Sri Ranadhir Roy, Pan – BEHPR0511K . Aadhaar no.- 6436 7921 3123, Son of Late Rukmini Kanta Roy , by Religion Hindu, by Occupation Business , residing at Palta , Seba Gram , P.O. – Bengal Enamel , Police Station – Noapara, District North 24 Parganas, Pin- 743122 3) Sri Sankar Mukherjee, Pan – ALVPM8636J, Aadhaar no.- 8272 9786 7208 , Son of Late Paresh Chandra Mukherjee , by Religion Hindu, by Occupation Business , residing at Flaguni Apartment , 1st Floor , Flat no. – B, P.O. – Rahara, Police Station – Rahara , District North 24 Parganas, Kolkata - 700118

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

3. Chain of Title

3.1 Whereas one Renu Kana Sengupta , wife of Amulya Kumar Sengupta was the absolute Owner in respect of ALL THAT piece and parcel of homestead revenue free indefeasible Bastu land measuring more or less 05 Cottahs 30 Sqft lying and situates within the limit of Khardah Municipality , Rahara, Santra Dighi , P.O. – Rahara, Police Station – Khardah, (at present it is within the Rahara) , appertaining to Mouza – Kerulia, J.L.no. – 05, Re.Su.- 11 , Touzi no;. -172 , comprised and contained in R.S. Dag no. – 21, Khatian no. – 63. After purchased

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the above land from one Dhirendra Nath Majumder through a registered Bengali SalfBikrayKobala(Deed of Conveyance) , registered in the Office of S.R. at Barrackpore on 18-01-1963, recorded into Book no. – I Volume no. – 02, Written in pages from 199 to 202, **Being no- 0328 for the year 1963.**

3.2 While seized and possessed the above land the owner Renu Kana Sengupta and during her lifetime having all indefeasible right , title and interest said Renu Kana Sen Gupta **without any provocation in sound state of health and mind out of her own accord** duly executed and registered one Deed of Release (Bengali Deed of "Nadabi Patra") on 12/09/1967 in favour of his only son Asit Kumar Sen , (son of Amulya Kumar Sen) , which was registered on 19-09-1967 in the Office of S.R. at Barrackpore, recorded into Book no – I , Volume no. – 73, written in pages from 178 to 180 , **Being no. – 04545 for the year 1967.**

3.3 That by virtue of the above Deed of Release said Renu Kana Sen Gupta duly assigned her all right and title in favour of her son said Asit Kumar Sen and after owned and acquired the above land and entitled an absolute Owner of the above land said Asit Kumar Sen , since deceased had been possessing and enjoying his all right and interest over the said land free from all encumbrances and attachments.

3.4 Thereafter said Asit Kumar Sen duly mutated his name in the Khardah Municipality and also mutated his name with his above land in the L.R. Settlement Record under Mouza – Kerulia , comprised with L.R. Dag no. – 77, under L.R. Khatian no. - 108, Police Station – Rahara, within the District North 24 Parganas , Kolkata – 700 118 and constructed one single storied pucca Building measuring more or less 1050 Square ft on his above owned land and herein after called and referred to as the SAID PREMISES, which is clearly stated and described in the First Schedule herein below.

3.5 That during holding and possessing the above Premises said Asit Kumar Sen died intestate according to the Dayabhaga Hindu School of Law on 28/11/1999 leaving behind him surviving his wife Smt. Kanika Sen and two sons namely Sri Anindya Sen and Sri Amlan Sen herein as his only legal heiress and Successors and they jointly inherited the Said Premises having each 1/3rd share of land and proportionate undivided share of structure to the said Premises.



3.6 AND WHEREAS thereafter legal heirs and successors of Late Asit Kumar Sen all the abovenamed Smt. Kanika Sen , Sri Anindya Sen and Sri Amlan Sen jointly recorded their names before the Khardah Municipality and mutated under Holding no.- 65/42, Santra Para , under Ward no. -04, P.O. – Rahara, Police Station – Rahara, Kolkata – 700 118, within the District – North 24 Parganas.

3.7. While seized and possessed the above land after owned and acquired by the law of inheritance above name Smt. Kanika Sen having 1/3rd undivided share of indefeasible land measuring more or less 01 Cottah 10 Chhitaks 40 Sqft Togetherwith proportionate share of structure measuring more or less 350 Square ft with natural love and affection duly gifted and transferred to her above named two sons namely **Sri Anindya Sen and Sri Amlan Sen** , the present Owners herein , through a registered Deed of Gift , which was registered in the Office of A.D.S.R at Sodepur on 23/08/2022 , recorded into Book no - I, **Being no. - 152407658 for the year 2022.**

3.8 Thus by virtue of the above registered Deed of Gift and by way of inheritance above named **Sri Anindya Sen and Sri Amlan Sen** jointly became the joint owners of the entire Schedule Premises consisting with land measuring 05 Cottahs be the same and or little more or less with pucca one old dilapidated single storied building measuring more or less 1050 Square ft lying and situates within the limit of Khardah Municipality at Holding no. 65/42, Santra Para , Ward no. – 04, P.O. – Rahara, Police Station – Rahara (formerly it was under Khardah) , appertaining to Mouza – Kerulia, J.L.no. – 05, Re.Su.- 11 , Touzi no;. -172 , comprised and contained in R.S. Dag no. – 21, Khatian no. - 63 , **corresponding to L.R. Dag no. – 77, under L.R. Khatian no. - 108**, Kolkata – 700 118, within the Additional District Sub Registry Office at Sodepur, which is clearly stated and described in the First Schedule herein below and herein after called and referred to as the **SAID PREMISES.**

4.1 Declaration about joint Ownership: All the above named Owners herein hereinafter indemnify and declare that beside them there are no other legal heirs, heiresses , successors , representatives and or any claimant/s in law regarding the First Schedule property and the present Owners are the lawful entitled the Premises having full and absolute Ownership right of the First Schedule Property lying at Holding no. 65/42, Santra Para , Ward no. – 04, P.O. – Rahara,



4.2 Non encumbrances : The Owners indemnifies that they have good marketable title to their said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

5.1 Engagement of Developer : The Owners are now desire to build up their own residential units upon their undivided land measuring more or less 05 Cottahs after demolish the existing structure and due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no alternative but to search for a good, reputable developer concern towards selection of a Joint Venture partner in regard to the development of their Said Premises and with a view of that aspect they jointly approached before the Developer , herein .

5.2 That after several meetings and duly scrutinizing of the proposals of the Developer **M/s Annapurna Realtor**, a Partnership Firm represented by its Partners and all other relevant aspects, the Owners of the Said Premises have considered the proposal and are agreeable on such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multi storied Building thereon strictly in adherence and in conformity with the Sanctioned Building Plan that will be obtained from the Khardah Municipality. The Owners of this presents have arrived at an understanding with the Developer concern towards development of the captioned land as aforesaid by utilizing Developer Concern's expertise.

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

1.1 OWNER : Shall mean SRI ANINDYA SEN &2) SRI AMLAN SEN and their legal heirs and successors.

1.2 DEVELOPER : Shall mean. "Annapurna Realtor - Pan -ABXFA8997J a Partnership Firm, having its Office at "BISWABINA APARTMENT", 114/89/7,

Iswar Chowdhury Road , P.O. – Rahara, P.S. – Rahara , Dist.- North 24 Parganas, Kolkata – 700 11 8, to represent the Firm until further information by the Firm.

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

1.4 PREMISES : ALL THAT piece and parcel of Bastuland measuring about 05 Cottahs with proposed newly G+IV multi storied Building lying and situates within the limit of Khardah Municipality at Holding no. 65/42, Santra Para , Ward no. – 04, P.O. – Rahara, Police Station – Rahara (formerly it was under Khardah) , appertaining to Mouza – Kerulia, J.L.no. – 05, Re.Su.- 11 , Touzi no: -172 , comprised and contained in R.S. Dag no. – 21, Khatian no. - 63 , **corresponding to L.R. Dag no. – 77, under L.R. Khatian no. - 108**, Kolkata – 700 118 , Under Additional District Sub Registry Office at Sodepur , which is clearly stated and described in the First Schedule hereunder written.

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

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

1.7. OWNERS' ALLOCATION IN CONNETION WITH CONSTRUCTED AREAS AND CONSIDERATION AMOUNT (Based on 40% of Constructed Areas) :

The Owner shall entitle to get 40 % of the Constructed areas followed with the

sanctioned Building Plan which will be adjusted by the Flats , Garages and consideration amount . And all such self contained complete residential Flats , Garage and adjustable Consideration amount will be delivered and Paid in lieu of exploitation of their Schedule lands for use of residential cum commercial purpose. The Flats and Garage will be allotted by the manners as follows.

A. One complete residential Flat Type - "B", on the 1st First Floor, measuring more or less 1170 square feet Built up areas (including covered area + stair + Lift & corridor) .

B. One complete residential Flats Type - "B", on the 2nd Second Floor , measuring more or less 1170 square feet Built up areas (including covered area + stair + Lift & corridor) .

C. One Covered Garage vide no.- 2, measuring more or less 215 Square ft built up area on the Ground Floor.

D. That after handover the above built up areas the Developer shall liable to pay an amount @ Rs. 2500/- per Square feet on the remaining constructed areas as fixed under the captionof Owners' Allocation followed with the 40% share from the New Building by the following manners

- I) Developer will pay an adjustable amount of Rs. 4,00,000/- (Rupees Four Lakhs) on the date of presents of this documents to the Owners .
- II) The final adjustment regarding the Balance amount of payment as clause no. 1.7), which will be made by the Developer at the time of handover the peaceful possession of the above Two Flats and one Garage to the Owners.

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

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

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

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

The Development Agreement along with finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area 05Cotthas 30 Square feet

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance 60% sixty percent constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

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

1.10 Power to sign proposed sanction plan and ammendments thereto

The Owners do hereby authorize the Developer Firm to sign as their constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.



1.11 **Cost of this agreement:** The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement and the Power of Attorneys.

1.12. **Jurisdiction:** Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.13 **Notice and address:** The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgement to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgement due or delivered personally with written acknowledgement and will be deemed to have been received by the addressee within three working days of dispatch.

1.14 **Force majeure:** The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes etc.

ARTICLE – I – COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

ARTICLE – II – OWNERS RIGHT AND REPRESENTATIONS

2.1 The Owners jointly indemnify that they are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2.1.1 None other than the Owners have any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

2.3 The owners further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisitions whatsoever or howsoever.

2.4 Owners shall liable to pay G.S.T charges as per provision on their respective unit.

2.5. The Owners in pursuant the Development Agreement also shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney and such Development Power of Attorney shall remain



irrevocable to enable the Developer towards implementing the envisaged development expeditiously including all other acts and deeds and only to the extend of the Developer Allocation regarding Sale , transfer, Agreement For sale and to receive all consideration amount and to issue valid receipt and discharge the same .

ARTICLE – III – DEVELOPER'S RIGHTS

- 3.1 **The** Owner hereby grant exclusive right to the Developer to build upon and to exploit commercially the said property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification there to made or caused to be made by the Developer hereto.
- 3.2 **The** Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.
- 3.3 **The** Developer besides the Owners' constructed area shall have the authority to deal only with its properties i.e. Developer's Allocation in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against only the Developer's allocation or acquire right under this agreement.
- 3.4 **That** the Developer shall carry out the construction work at their own costs in a most skillful manner and shall remain fully liable for all its acts deeds and things whatsoever.
- 3.5 **Booking** from intending purchaser/s for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser/s will be signed in their own name on behalf of the owners as its Constituted Attorney.
- 3.6 **On** completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative by dint of Power of Attorney holder of the Owners.



- 3.7 All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners allocation.
- 3.8 That the Developer have absolute right to amalgamate all the adjacent plots of the other Owners in a single holding before the Khardah Municipality of the Schedule property and also have right to amalgamate besides the plots of the schedule property further adjacent plots if it need in future.

ARTICLE – IV – CONSIDERATION

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

ARTICLE –V – SPACE ALLOCATION

- 5.1 . On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.
- 5.2 Subject as aforesaid the common portion the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees including the Owners.
- 5.3 All the flats and other areas in the said multi storied building/s (hereinafter referred to as "the Developer's Allocations" shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE –VI COMMON RESTIRCTION

The Owners' Allocation in the new Building shall be subject to the same terms and conditions on transfer and use as are applicable to the Developer's Allocation in



the said new Building intended for common benefits of all occupiers of the new Building which shall include the following.

- 6.1 All the Parties shall abide By all laws, bye Laws, rules and regulations of the Government , local bodies and Associations when formed in future as the case may be without invading the rights of the Owners.
- 6.2 The original Agreement, Original Title Deed and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan , original Tax receipts e.tc . in respect of the said property shall be kept at the Office of the Developer for the inspection of the intending purchasers subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE – VII – BUILDING

- 7.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.
- 7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.
- 7.3 The Developer Firm shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.



- 7.4. The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owner, construct and complete the said building comprising of various flats and/or apartments, Garages /Shops therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.
- 7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
- 7.6 The Developer Firm shall decide the name of the Building.

ARTICLE - VIII PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

- 8.1 **Pre- commencement** period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.
- 8.2 That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever in later since from such date (subject to force majeure conditions) require 24 (TwentyFour) months to complete the Owners' Allocation and hand over the possession and also handover immediate after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owners will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.
- 8.3 Once the sanction of the building plan is obtained from the appropriate authority as well as getting vacant possession of the demised land, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as the time is the essence of the Said Project.
- 8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of Owner or the Developer and all conditions of this Agreement shall prevail.



ARTICLE – IX – COMMON EXPENSES

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

ARTICLE – X – OWNER'S OBLIGATIONS

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

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

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

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

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

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

10.7 The Owners shall liable to pay sum of Rs. 20,000/- (Rupees twenty thousand) only for electrical infrastructural cost with a provision of A.C. for a each Flat as per Owners' Choice and also liable to pay at Rs. 50,000/-



(Rupees Fifty thousand) only for each Flat for installation cost of the Lift. With addition the above payment of 70,000/- Rupees Seventy Thousand the Owners also liable to pay Quotation Value regarding Electricity as assessed or charged by the W.B.S.E.D.C.L. on individual Flat and all amount would pay before taking possession of the respective Flat & Appurtenances.

10.8 On the date of execution and registration of Development Agreement the Owners shall handover the Original Title Deeds and Certified Copy of Judgement and Order relating to the Title Suit to the Schedule Property as stated in the written below and all relevant documents to the Developer and after formed the Association/ Society / Committee of the proposed Building such original documents will be returned back to the Owner and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handed over the peaceful possession of the land of the Owner unto the Developer no further maintenance will pay by the Owner.

ARTICLE – XI – DEVELOPERS' OBLIGATION

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

11.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 30(thirty) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

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



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

ARTICLE -XII - DEVELOPER'S INDEMNITY

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

ARTICLE -XIII- MISCELLANEOUS

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

First Schedule referred to as Said Premises

ALL THAT piece and parcel of homestead Bastuland measuring more or less 05 Cottahs 40 Square ft with old dilapidated residential Building measuring more or less 1050 Square feet lying within the limit of Khardah Municipality and situates at Holding no. 65/42, Santra Para, Ward no. - 04, P.O. - Rahara, Police Station - Rahara (formerly it was under Khardah) , appertaining to Mouza - Kerulia. J.L.no. - 05, Re.Su.- 11, Touzi no; -172, comprised and contained in R.S. Dag no. - 21, Khatian no. - 63, **corresponding to L.R. Dag no. - 77, under L.R. Khatian no. - 108**, Under Additional District Sub Registry Office at Sodepur butted and bounded the entire land as follows.:

On the North : 12ft wide Common Road"
On the South : Property of Debnaths'
On the East : Property of Senguptas'
On the West: : 16ft wide Santra Para .

Second Schedule Referred to as Owners' Allocation

OWNERS' ALLOCATION IN CONNECTION WITH CONSTRUCTED AREAS AND CONSIDERATION AMOUNT : The Owner shall entitle to get 40 % of the Constructed areas followed with the sanctioned Building Plan which will be adjusted by the Flats, Garages and consideration amount. And all such self-

contained complete residential Flats, Garage and adjustable Consideration amount will be delivered and Paid in lieu of exploitation of their Schedule lands for use of residential cum commercial purpose. The Flats and Garage will be allotted by the manners as follows.

A. One complete residential Flat Type - "B", on the 1st First Floor, measuring more or less 1170 Square feet Built up areas (including covered area + stair + Lift & corridor) .

B. One complete residential Flats Type - "B", on the 2nd Second Floor, measuring more or less 1170 square feet Built up areas (including covered area + stair + Lift & corridor) .

C. One Covered Garage vide no.- 2, measuring more or less 215 Square ft built up area on the Ground Floor.

D. That after handover the above built up areas the Developer shall liable to pay an amount @ Rs. 2500/- per Square feet on the remaining constructed areas as fixed under the caption of Owners' Allocation followed with the 40% share from the New Building

I) Developer will pay an adjustable amount of Rs. 4,00,000/- (Rupees Four Lakhs) on the date of presents of this documents to the Owners .

II) The final adjustment regarding the Balance amount of payment as clause no.1.7 (D), will be made by the Developer at the time of handover the peaceful possession of the above Two Flats and one Garage to the Owners.

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

Third Schedule Referred to as Developer's Allocation

Besides the Owners' Allocation as stated in clause 1.8 all the remaining balance constructed spaces / areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under

the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project.

Fourth Schedule Specification of Building With Flats


Building And Wall	:-	RCC Super structure with Grade-1 quality materials. local brick field's bricks.
External wall	-	8" inch thickness brick wall , plaster with cement mortar.
Internal Wall	-	5" inch thickness and plaster with cement mortar for common wall .& inside partition wall 3"/5" inch thickness with cement mortar .
Flooring	:-	All floors finished with Floor Tiles 16" x 16" except Toilet and Kitchen
Toilet		Bathroom wall will be finished with Glazed Titles of standard brand uptoRoof height Toilet of Indian /commodes type, standard P.V.C . cistern . Floor finished with Floor Marble . All fittings are in standard type one wash hand basin is in dinning space of each Flat & one Hand shower
Kitchen		Kitchen wall will be finished with Glazed Titles of standard brand upto Roof height from the cooking platform finished with Granite , Floor will be finished with Marble
Doors	:-	All doors will be flash door, Bathroom P.V.C. and all framesMalayasia Sal wood (except Bathroom).
Windows		Aluminum sliding and /or openable window will be provided with black glass fitted.
Water Supply	:	According to the supply of Municipal water
Plumbing		Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality
Varandah		Grill/ brick will be provided upto 2'6" feet height
Main Entrance Door	:	One Collapsible Gate will be provided on the Main Entrance Door.
Electricity.		<u>Full concealed wiring .</u> Bedroom – Two light point , One fan, One 5 amp. Plug point , - One light point , one point for water

	<p>purifier. One point for A.C. as per choice of the Owners with complete electrical Accessories.</p> <p>Toilet wall will be finished with Glazed Tiles of standard brand upto Roof height - One light point & one exhaust point, One light point at main Entrance, one Gezer point on each toilet</p> <p>Regarding one A/c plug point will be provided according to the Owners' choice in each new Flat.</p>
Walls	<p>Inside wall of the Flat will be finished with plaster of paris and external wall with super snowcem or equivalent.</p>
Painting	<p>All doors and windows frame and grill painted with two coats primer & painting finish.</p>
Main Entrance	<p>On the main entrance one collapsible Gate will be provided</p>
Extra Work	<p>Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.</p>

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

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

Sixth Schedule above referred to Maintenance
for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common
- 

portions and the common areas of the proposed building including the outer walls.

2. All charges, deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs and replacements of pumps , its motor , Lift and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift e.tc.

Seventh Schedule Common Easement Right

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

- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone , television , pipes etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection each portion of the building by the Owners.
- 5) Such right support easement and appurtances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.
- 6) Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owners shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed tighter with all the benefit and facilities as herein specifically provided and it shall be heritable and transferable.
- 7) The Owners have examined the facilities , fittings and fixtures provided in the building including the said flat and has fully satisfied himself with regard thereto and the nature, scope and extent of the benefits rights interest provided to the Owners and shall no any claim or demand whatsoever against the Developer.



IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the
At Kolkata

In the presence of:

Adnan Khan
S/o Late Dulal Chandra
Bosepara, Khandas
K.D-117

1. *Anindya Sen*
2. *Amlan Sen*

Signatures of the Owner Sri Anindya Sen
& Sri Amlan Sen

Signed and delivered by the
At Kolkata

In the presence of:

Gopal Das
S/o ^{AT} Narayan Ch. Das
Sukchar. K.D-115

1. *Prasanta Das*
2. *Panadhin Das*
3. *Sankar Mukherjee*

Signature of the Developer

"Annapurna Realtor" By their Partners

Drafted & Prepared by

Tapas Chanda

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no.- WB/731/1992

MEMO OF CONSIDERATION

We Sri Anindya Sen & Sri Amlan Sen, jointly Received from the within named Developer the Sum of Rs. 4,00,000/- (Rupees Four Lakhs) only. as per memo of consideration mentioned below.

by :-

- | | |
|--|----------------|
| I) NEFT from B.O.B. Khardah Branch
Dated 22.08.2022 | Rs. 1,80,000/- |
| II) Cheque no. - 000002 on B.O.B. Khardah Branch
T.D.S.Dated 22.08.2022 | Rs. 20,000/- |
| III) NEFT from B.O.B. Khardah Branch
Dated 22.08.2022 | Rs. 1,80,000/- |
| IV) Cheque no. - 000004 on B.O.B. Khardah Branch
T.D.S.Dated 22.08.2022 | Rs. 20,000/- |

Total Rs. 4,00,000/-

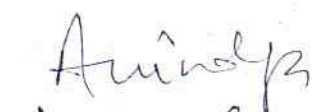

(Rupees Four Lakhs) only

Signed and delivered by the
At Kolkata

In the presence of:

1. Anany Kulkarni
s/o Late Jinal Ch. Datta
Bosepara, Khardah
WB-74117

2. Gopal Das
S/o ^{Mr} Narayan Das
Sukchari, KOL-115

1. 
2. 

Signatures of the Owners Sri Anindya
Sen & Sri Amlan Sen

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**



Signatture

Avinash Kumar

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

PHOTO

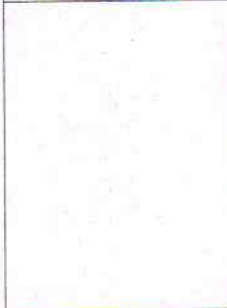


Signature :

Avinash Kumar

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

PHOTO



Signature

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

PHOTO



Signature :

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

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**



Prasanta Das
Signature

Prasanta Das

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



Ranadhin Patra
Signature

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

Signature : Ranadhin Patra



Sankar Mukherjee
Signature

Sankar Mukherjee

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

Signature : Sankar Mukherjee

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

Signature :

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

Details

RN: 192022230101968808
GRN Date: 20/08/2022 23:37:01
BRN : 9874279698715
Gateway Ref ID: IGAODUYHN9
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 20/08/2022 23:38:32
Method: State Bank of India NB
Payment Ref. No: 2002488487/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr TAPAS CHANDA
Address: SEALDAH CIVIL COURT, SEALDAH, KOLKATA-700014
Mobile: 7980626720
EMail: tapchanda97@gmail.com
Period From (dd/mm/yyyy): 20/08/2022
Period To (dd/mm/yyyy): 20/08/2022
Payment ID: 2002488487/2/2022
Dept Ref ID/DRN: 2002488487/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002488487/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002488487/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY.

Major Information of the Deed

	I-1524-07675/2022	Date of Registration	24/08/2022
No / Year	1524-2002488487/2022	Office where deed is registered	
Date	17/08/2022 10:16:09 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address Other Details	Tapas Chanda Sealdah Civil Court,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 59,26,877/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, , Ward No: 4, Holding No:65/42 JI No: 5, Touzi No: 172 Pin Code : 700118

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	LR-77 (RS :-)	LR-108	Bastu	Bastu	5 Katha 30 Sq Ft	23,00,000/-	52,18,127/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					8.3188Dec	23,00,000 /-	52,18,127 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1050 Sq Ft.	7,00,000/-	7,08,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1050 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1050 sq ft	7,00,000 /-	7,08,750 /-	






Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri ANINDYA SEN Son of Late ASIT KUMAR SEN Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	 24/08/2022

SANTRA DIGHI (EAST), City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx8F, Aadhaar No: 72xxxxxxx9313, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri AMLAN SEN (Presentant) Son of Late ASIT KUMAR SEN Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	 24/08/2022

SANTRA DIGHI (EAST), City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BNxxxxxx8D, Aadhaar No: 99xxxxxxx7736, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office


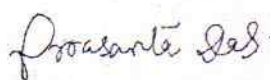
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA REALTOR 114/89/7, ISWAR CHOWDHURY ROAD, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 , PAN No.:: ABxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



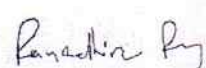


ative Details :



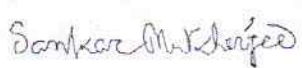
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri PRASANTA DAS Son of Late KALIPADA DAS Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
Aug 24 2022 11:50AM	LTI 24/08/2022	24/08/2022	

BASUNDHARA - II, FLAT NO.- C, 2ND FLOOR, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA REALTOR (as PARTNER)




Name	Photo	Finger Print	Signature
2 Shri RANADHIR ROY Son of Late RUKMINI KANTA ROY Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
Aug 24 2022 11:49AM	LTI 24/08/2022	24/08/2022	

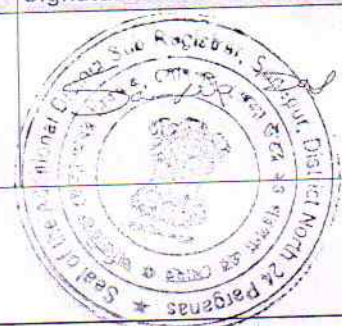
PALTA, SEBA GRAM, City:- , P.O:- BENGAL ENAMEL, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx1K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA REALTOR (as PARTNER)

Name	Photo	Finger Print	Signature
3 Shri SANKAR MUKHERJEE Son of Late PARESH CHANDRA MUKHERJEE Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
Aug 24 2022 11:50AM	LTI 24/08/2022	24/08/2022	

FLAGUNI APARTMENT, 1ST FLOOR, FLAT NO.- B, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA REALTOR (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114			



	24/08/2022	24/08/2022	24/08/2022
Shri ANINDYA SEN, Shri AMLAN SEN, Shri PRASANTA DAS, Shri RANADHIR ROY, Shri SANKAR SEN			

Transfer of property for L1

From	To. with area (Name-Area)
Shri ANINDYA SEN	ANNAPURNA REALTOR-4.15938 Dec
Shri AMLAN SEN	ANNAPURNA REALTOR-4.15938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ANINDYA SEN	ANNAPURNA REALTOR-525.00000000 Sq Ft
2	Shri AMLAN SEN	ANNAPURNA REALTOR-525.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, , Ward No: 4, Holding No:65/42 JI No: 5, Touzi No: 172 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 77, LR Khatian No:- 108	Owner: অসিত কুমার সেন, Gurdian: অমূল্য কুমার সেন, Address: নিজ , Classification: বাস্তু, Area: 0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.



2022

Date 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 Indian Stamp Act 1899.

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

Presented for registration at 11:14 hrs on 24-08-2022, at the Office of the A.D.S.R. SODEPUR by Shri AMLAN SEN, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,26,877/-

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

Execution is admitted on 24/08/2022 by 1. Shri ANINDYA SEN, Son of Late ASIT KUMAR SEN, SANTRA DIGHI (EAST), P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Shri AMLAN SEN, Son of Late ASIT KUMAR SEN, SANTRA DIGHI (EAST), P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 24-08-2022 by Shri PRASANTA DAS, PARTNER, ANNAPURNA REALTOR, 114/89/7, ISWAR CHOWDHURY ROAD, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

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

Execution is admitted on 24-08-2022 by Shri RANADHIR ROY, PARTNER, ANNAPURNA REALTOR, 114/89/7, ISWAR CHOWDHURY ROAD, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

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

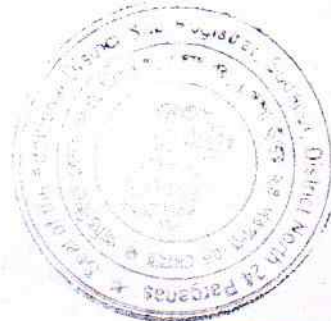
Execution is admitted on 24-08-2022 by Shri SANKAR MUKHERJEE, PARTNER, ANNAPURNA REALTOR, 114/89/7, ISWAR CHOWDHURY ROAD, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- (B = Rs 4,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2022 11:38PM with Govt. Ref. No: 192022230101968808 on 20-08-2022, Amount Rs: 4,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 9874279698715 on 20-08-2022, Head of Account 0030-03-104-001-16



Stamp Duty

Stamp Duty required for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
Rs 2,021/-

on of Stamp

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

Stamp Type: Impressed, Serial no 3908, Amount: Rs.5,000/-, Date of Purchase: 20/08/2022, Vendor name:

ARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 20/08/2022 11:38PM with Govt. Ref. No: 192022230101968808 on 20-08-2022, Amount Rs: 2,021/-, Bank:
BI EPay (SBlePay), Ref. No. 9874279698715 on 20-08-2022, Head of Account 0030-02-103-003-02

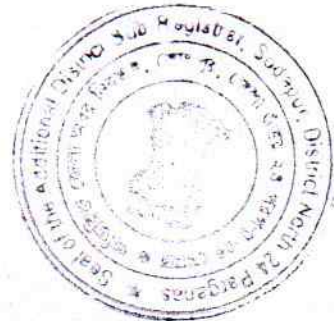


Sumanta Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.
d in Book - I
number 1524-2022, Page from 265008 to 265042
No 152407675 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.08.31 16:52:45 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/08/31 04:52:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)