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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

District Sub-Registrar  
Soderpur, North 24 Parganas

**DEVELOPMENT AGREEMENT**

20 JUN 2022

**THIS DEED OF AGREEMENT** is made on this the 20th day of June, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

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Alokendu Bandyopadhyay  
Advocate

M/s. RELIABLE CONSTRUCTION

Satyam Kumar Saha

Partner

(2)

**BETWEEN**

**1. SRI DULAL CHANDRA BANERJEE (PAN: ACRPB5636N)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Retired, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**2. SRI BABULAL BANERJEE (PAN: CDMPB3837K)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Self Employed, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**3. SRI SIBLAL BANERJEE (PAN: CIYPB7568J)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Service, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, hereinafter Jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

**AND**

**"M/S. RELIABLE CONSTRUCTION"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 having **PAN: AALFR2292N** hereby represented by its Partners:

M/s. RELIABLE CONSTRUCTION

*Satyajit Kumar Sinha*

Partner

*AP*

Alokendra Ranbyopadhyay

Advocate

Contd...3



(3)

**(1) SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, by Nationality- Indian, by Religion- Hindu, by Occupation -Business, Residing at Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S.Khardah, Dist. North 24 Parganas, Kolkata- 700114,

**(2) SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113,

**(3) SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S.-Khardah, Dist. North 24 Parganas, Kolkata-700110.

**(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality- Indian, By Religion- Hindu, by Occupation -Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S.-Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

**WHEREAS** the beloved father of the land owners no. 1, 2 & 3 namely Janardan Banerjee (Son of Late Biseswar @Biswaswar Banerjee) was the absolute and lawful owner of a piece and parcel of land admeasuring an area about **3 Cottahs 12 Chittaks 18 Sq.ft.** lying and situated at Mouza-



Alokendra Banerjee  
Advocate

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M/s. RELIABLE CONSTRUCTION

Satya Kumar Singh  
Partner

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Panihati, J.L.No. 10, E.P. No. 20, S.P. No. 32, C.S. and R.S. Dag No. 1409(P), P.S. Khardah, Dist. North 24 Parganas by virtue of a Registered Deed of Gift being No. 319, Dated 07.04.1990, from R.R. & R. Dept. Govt. of West Bengal on behalf of The Governor of the State of West Bengal and the said Deed of Gift was executed and registered on 07.04.1990 at A.D.R. North 24 Parganas, Barasat and the same was recorded in Book No. I, Vol No. 5, noted within the pages from 73 to 76, being No. 319, for the year 1990.

**AND WHEREAS** the said Janardan Banerjee while had been enjoying the actual physical possession of the said landed property he mutated his name before the local Municipality and had been residing there by constructing a residential house on the said landed property and while enjoying the same he died intestate on 12.12.1992 leaving behind him his legally married wife namely Smt. Nivedita Banerjee and three sons namely Sri Dulal Chandra Banerjee, Sri Babulal Banerjee & Sri Siblal Banerjee (the owner no. 1 to 3 hereof) and one daughter namely Smt. Minati Bhattacharjee, Wife of Late Trideb Bhattacharjee as his surviving legal heirs and successors and the property left behind Janardan Banerjee devolved upon his above named legal heirs as 1/5th undivided share in each part in accordance with the law of Hindu Succession Act 1956.

**AND WHEREAS** the said Smt. Nivedita Banerjee while had been enjoying the said landed property jointly with her other co-sharer she died intestate on 11.09.2004 leaving behind her three sons namely Sri Dulal Chandra



Atokendu Bandyopadhyay

Advocate

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M/S. RELIABLE CONSTRUCTION

Satyabrata Samal

Partner

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Banerjee, Sri Babulal Banerjee & Sri Sibalal Banerjee (the owner no. 1 to 3 hereof) and one daughter namely Smt. Minati Bhattacharjee, Wife of Late Trideb Bhattacharjee as her surviving legal heirs and successors and the undivided 1/5 th share of the total landed property left behind Nivedita Banerjee devolved upon her legal heirs in accordance with the law of Hindu Succession Act 1956.

**AND WHEREAS** in the manner aforesaid the Owner No. 1 & 3 hereof alongwith their sister namely Smt. Minati Bhattacharjee by virtue of inheritance from their deceased father and mother has become the joint owners of the landed property i.e. 3 Cottahs 12 Chittaks 18 Sq.ft. togetherwith a two storied residential house standing thereon and enjoying the actual physical possession of the said landed property.

**AND WHEREAS** the said Smt. Minati Bhattacharjee, while has been enjoying the actual physical possession of the said landed property she make a Gift in respect of her 1/4th share of the land & building i.e. **undivided 15 Chittaks 4.5 Sq.ft.** of land togetherwith **undivided 400sq.ft.** two storied pucca residential building out of the total 3 Cottahs 12 Chittacks 18 Sq.ft. of land togetherwith 1600 sq.ft. two storied pucca residential building standing thereon (800 sq.ft. on the Ground Floor + 800 sq.ft. on the First Floor) in favour of the present owners hereof namely SRI DULAL CHANDRA BANERJEE, SRI BABULAL BANERJEE & SRI SIBLAL BANERJEE

M/s. RELIABLE CONSTRUCTION

Satyajit Kumar Saha  
Partner



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(the owner no. 1 to 3 hereof) by executing a Deed of Gift, being no. 152405358, in Book No. I, which was executed on ~~06.06.2022~~ and Registered on 20.06.2022 at the office of A.D.S.R.O. Sodepur, North 24 Parganas for the year 2022 and thereafter the present Owners hereof by virtue of the said Deed of Gift and by virtue of inheritance has become the absolute and joint owners of the said 3 Cottahs 12 Chittacks 18 Sq.ft. of land together with a two storeyed pucca residential building having constructed covered area of 1600 Sq.ft. standing thereon be the same little more or less as sixteen annas owner and has been possessing the same peacefully, quietly and without any interruption of others and mutated their name before the local Panihati Municipality in respect of their Plot of land bearing Holding No. 86, Vivekananda Colony, under Ward No. 4 and paying the relevant rent & taxes regularly and enjoying the same more fully mentioned in First Schedule hereunder written and hereinafter called and referred to as the said property.

*Dulal Chandra Banerjee*

**AND WHEREAS** with a view to develop or cause to be develop by constructing a multistoried building over the said plot of land measuring more or less 3 Cottahs 12 Chittaks 18 Sq.ft. by demolishing the existing old dilapidated residential structure which is more fully and particularly described in the First Schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" and to fulfil their desire by making construction of a Multi Storeyed Building (G+4) over the said plot of land mentioned in the Schedule hereunder written by

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amalgamating their plot of land with the other contiguous plots, the Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

**AND WHEREAS** the owners herein hereby agree to authorise the Developer to construct the multistoried (G+4) building with Lift facility upon the under mentioned First Schedule of property, morefully and particularly described in the First Schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:**

**ARTICLE-I**                      **DEFINITION**

**1. OWNERS:**

**1. SRI DULAL CHANDRA BANERJEE (PAN: ACRPB5636N),** Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Retired, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

  
Alokendra Banerjee  
Address

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**2. SRI BABULAL BANERJEE (PAN: CDMPB3837K),** Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Self Employed, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**3. SRI SIBLAL BANERJEE (PAN: CIYPB7568J),** Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Service, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114

**2. DEVELOPER:**

**"M/S. RELIABLE CONSTRUCTION"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 represented by its Partners:

**(1) SRI SATYABRATA SINHA,** Son of Late Shyam Mohan Sinha, by Nationality- Indian, by Religion- Hindu, by occupation -Business, residing at Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S.Khardah, Dist. North 24 Parganas, Kolkata- 700114,

**(2) SRI UTTAM GOSWAMI,** Son of Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by occupation- Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113,



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**(3) SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality- Indian, by Religion- Hindu, by occupation- Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S.-Khardah, Dist. North 24 Parganas, Kolkata-700110.

**(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality- Indian, By Religion- Hindu, by Occupation -Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S.-Khardah, Dist. North 24 Parganas, Kolkata-700115,

**3. LAND** : The land described in the schedule hereunder written.

**4. BUILDING** : Means Five (G+4) storied building with Lift Facility to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners at the cost of the Developer.

**5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

**6. BUILDING PLAN** : Plan to be sanctioned by the Panihati Municipality.

**7. TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

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**8. TRANSFEREE** : Shall mean a person to whom any space/ flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

**9. TIME** : Shall mean the construction to be completed within **30 (Thirty)** months from the date of sanctioned building plan or hand over the possession which ever is later.

**10. COMMENCEMENT** : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

#### **ARTICLE-II**

#### **COMMENCEMENT AND FIELD OF THIS AGREEMENT**

**(A)** This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

**(B)** Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owner in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

  
Alokendra Bhandarpadhyay  
Advocate

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**ARTICLE-III**

**LAND OWNER'S REPRESENTATION**

- (a) The Land owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than a Land owner has any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.
- (c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, acquisition, requisition whatsoever or howsoever.
- (d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (e) That the said property is not subject to any suit or legal proceeding in any court of law.

**ARTICLE-IV**

**LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

- (i) The Land owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land owner has absolute right and authority to develop the said plot of land.



*Alokendra Banerjee*

Advocate

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**ARTICLE-V**

**DEVELOPER'S RIGHT AND RESPONSIBILITIES:**

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed for residential & commercial use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) The Developer will have every right to demolish the existing building on the land stated in the first Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owners shall be entertained in any case.

Be it mentioned here that the land owners hereof shall shift to a nearby place wherein they will stay at the cost of the Developer for their temporary accomodation during the construction work and upon hand over the owners allocation flats the Owners shall shift back to their allocated portion in ready and finished condition.

(iii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any



Atokendu Bandyopadhyay

Atokendu

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competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/ buildings which completely includes as Developer's areas/ portions in the proposed building at the said premises and/ or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owner and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be



Akanksha Handoo

Signature

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exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any and all actions, charges, claims any third party arising out of due to the negligence of non-compliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **30 (Thirty)** months from the date of sanctioning the Plan by the Municipal authority or handover the peaceful vacant possession whichever is later. However, in any case if the Developer fails to complete the said construction work within a period of within **30 (Thirty)** months from the date of sanctioning of the plan by the Panihati Municipality or hand over the possession which ever is later, barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

  
Alokendra Bandyopadhyay  
Advocate

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(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.

#### **ARTICLE-VI**

#### **CONSIDERATION**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be entitled to get the **40% Constructed covered area as Owner's Allocation** into the new proposed multistoried building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners hereof are jointly entitled to get:  
**The entire Second Floor of the proposed multistoried building containing 3 nos. of self contained residential flat i.e. one 3BHK Flat and 2 nos. of 2BHK Flat** of the multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and ameinities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 50,000.00 (Rupees Fifty Thousand) Only as Adjustable/Refundable security deposit amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land

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owners on the date of execution and registration of this Development Agreement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.

**(Covered area means = Constructed Covered Area of Unit + Proportionate share of Staircase, Lift area and Lobby)**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation area as specified hereinabove and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2500/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Owners on or before the handover the physical possession of Owner's Allocation area and vice-versa.

Be it specifically mentioned here that if the land owners failed and/or rather neglected to refund the adjustable/ refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2500/- per Sq.ft.

All Flats will be constructed by the Developers as per the sanctioned plan by the Panihati Municipality according to the specification mentioned hereinunder in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.



Atkendu Bandyopadhyay  
Advocate

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It is also pertinent to mentioned here that the Owner hereof shall bear the proportionate lift cost and the proportionate cost of Electric Mother Meter @ Rs. 50,000.00 (Rupees Fifty Thousand) only per flat in respect of the 3 nos. of Residential Flat.

Be it mentioned hereto that after receiving the possession of owner's allocation area as mentioned hereinabove the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.

The Owner's allocation will be more specifically mentioned and described in the Second Schedule hereunder written.

### **ARTICLE-VII**

#### **PROCEDURE**

1. The Land owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.



*Alokendra Bandhopadhyay*

*Advocate*

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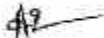


2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

3. The Land owner shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 1(One) Month after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.



Anand Bandopadhyay

Advocate

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**ARTICLE - VIII**

**CONSTRUCTION**

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

**ARTICLE-IX**

**POSSESSION**

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

**ARTICLE-X**

**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within



Mokesh Bhandari  
Article

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**30 (Thirty)** Months from the date of sanctioning of plan by the Municipal authority or handover the peaceful vacant possession whichever is later.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage overhead reservoirs, electrification, permanent electric connection from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

**ARTICLE-XI**

**RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

  
Alokendu Bandyopadhyay  
Advocate

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(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

**ARTICLE-XII**

**SERVICE AND CHARGES**

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

**ARTICLE-XIII**

**COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bid, skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

  
Alokendra Bandyopadhyay  
Advocate

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(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

**ARTICLE-XIV**

**LEGAL COMPLIANCE**


(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

**ARTICLE-XV**

**OWNERS' INDEMNITY**

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/ omission of any act or deed on the part of the Land owners.

  
Alokendra Bandyopadhyay  
Attorney

Contd...23



**ARTICLE-XVI**

**TITLE DEEDS**

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgement receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the covetated building the Developer Firm hereby undertake to hand over the said original documents to the owners with proper receipts.

**ARTICLE-XVII**

**MISCELLANEOUS**

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.



Alokendra Banerjee  
Associate

Contd...24

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

**ARTICLE-XVIII**

**FORCE MAJEURE**

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to



Alexander Bandyopadhyay

Advocate

Contd....25\*

extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

**ARTICLE-XIX**

**JURISDICTION**

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

**ARTICLE-XX**

**ARBITRATION**


All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

**ARTICLE-XXI**

**GENERAL CONDITIONS**

(a) All appendices in this agreement are integral parts of this agreement.

(b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

  
Holkendu Barohopadhyay  
Attornay

Contd...26

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **3 Cottahs 12 Chittaks 18 Sq.ft.** togetherwith a two storied residential house standing thereon measuring constructed covered area **1600 sq.ft.** (800 sq.ft. on the Ground Floor + 800 sq.ft. on the First Floor) with **Cemented Flooring** appertaining to C.S. & R.S. Dag No 1409(P), **L.R. Dag No. 1409/1938**, E.P. No. 20, S.P. No. 32, within **Mouza-Panihati**, J.L.No. 10, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality bearing  **Holding No. 86** at Vivekananda Colony, under Ward No. 4, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED**

On the North : E.P. No. 20A.

On the South : E.P. No. 21.

On the East : 17ft. Wide 2no. Vivekananda Colony Road.

On the West : Vivekananda Club.



Alokendu Basu  
A/c No.

Contd...27

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

**Owner's Allocation :** In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owners shall be entitled to get the **40% Constructed covered area as Owner's Allocation** into the new proposed multistoried building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owners hereof are jointly entitled to get:

**The entire Second Floor of the proposed multistoried building containing 3 nos. of self contained residential flat i.e. one 3BHK Flat and 2 nos. of 2BHK Flat** of the multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and ameinities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 50,000.00 (Rupees Fifty Thousand) Only as Adjustable/Refundable security deposit amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners on the date of execution and registration of this Development Agreement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.



*Mokendu Bandaruwathna*

*Advocate*

Contd...28



**(Covered area means = Constructed Covered Area of Unit + Proportionate share of Staircase, Lift area and Lobby)**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation area as specified hereinabove and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio as mentioned hereinabove in that event the Developer shall pay the money value for such excess area @ Rs. 2500/- per Sq.ft. to the landowners and such amount shall be paid by the Developer to the Owners on or before the handover the physical possession of Owner's Allocation area and vice-versa.

Be it specifically mentioned here that if the land owners failed and/or rather neglected to refund the adjustable/ refundable security deposit amount within the time specified in that event the developer firm have liberty to deduct the Owner's Allocation area followed by @ Rs. 2500/- per Sq.ft.

All Flats will be constructed by the Developers as per the sanctioned plan by the Panihati Municipality according to the specification mentioned hereinunder in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.

It is also pertinent to mentioned here that the Owner hereof shall bear the proportionate lift cost and the



Ananda Handya

Address

Contd...29

proportionate cost of Electric Mother Meter @ Rs. 50,000.00 (Rupees Fifty Thousand) only per flat in respect of the 3 nos. of Residential Flat.

Be it mentioned hereto that after receiving the possession of owner's allocation area as mentioned hereinabove the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION:** shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specification of work)**

1. **Construction :** As per sanctioned building plan.
2. **Foundation :** R.C.C. foundation and framed structure.
3. **Brick Work :** Brick work 8", 5" and 3" with specified plaster.
4. **Flooring :** Flooring will be finished with (2'X2') vitrified Floor tiles.
5. **Doors :** Flush Door.

*Holendra Bandropadhyay*

*Address:*

Contd...30

6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M. S. Grill at window with 1 coat primer.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode In white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make).
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 4' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto Twenty five points with power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall. Inside wall finish with putty.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of putty, synthetic enamel paint on door, window and grill.

Extra works: Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owners or purchasers before the execution of such works.

  
Alokendu Bandyopadhyay  
Architect

Contd...31

**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**IN THE PRESENCE OF**

**WITNESSES:**

1. Anan Banerjee Adv. *Anan Banerjee*  
 Barrackpore Court  
 Entno:- F/1429/2013 *Sakul Chandra Banerjee*

2. Anish Banerjee Adv. *Anish Banerjee*  
 F.1523/1123/2020 *Sakul Chandra Banerjee*  
 Barrackpore Court

**SIGNATURE OF THE LAND OWNERS**

M/s. RELIABLE CONSTRUCTION  
*Satya Bank Saha*  
*Shankar Kumar Das*  
*Uttam Goswami*  
 Partner

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

*Alokendu Bandyopadhyay*  
 Adv.  
**ALOKENDU BANDYOPADHYAY**  
 Advocate  
 Calcutta High Court, District Judge's Court Barasat,  
 Barrackpore Court  
 Ent. No.-WB-570/2004

**Laser Setter:**

*Preetam Das*  
**Preetam Das**

**Memo of Consideration**

We, the owners hereof do hereby Received a sum of **Rs. 50,000.00 (Rupees Fifty Thousand)** only from the within named Developer/s as part payment of owners allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
20.06.2022	010466	BOB	Rs. 50,000.00


**Total : Rs. 50,000.00**

In Word: **Rupees Fifty Thousand Only.**

SIGNED AND DELIVERED  
IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. Ajan Banerjee  
Barnack for the court  
Dulal chandra Banerjee
  2. Anish Banerjee  
Adv.  
Siblal Banerjee
- Siblal Banerjee  
SIGNATURE OF THE LAND OWNERS

  
Alokendu Bandyopadhyay  
Advocate




M/s. RELIABLE CONSTRUCTION  
Satyabrata Sam  
Partner

Dulal chandra Banerjee








(1) Name : **SRI DULAL CHANDRA BANERJEE** *Dulal Chandra* 

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB
				

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Dulal Chandra Banerjee*

SIGNATURE OF THE PRESENTANT

X

X  
PHOTO  
PASTED

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(1) Name : **SRI BABULAL BANERJEE**

*Babulal Banerjee*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Babulal Banerjee*  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SIBLAL BANERJEE**

Status : Presentant/Executant/Clalmant/Attorney/Prncipal/Gnardlan/Testator *Sibalal*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sibalal Banerjee*  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

(1) Name : **SRI SATYABRATA SINHA**



Satyabrata Sinha

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Satyabrata Sinha  
SIGNATURE OF THE PRESENTANT



Uttam Goswami

(2) Name : **SRI UTTAM GOSWAMI**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Uttam Goswami  
SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(1) Name : **SRI SUJAY DAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Sri Sujay Das*

SIGNATURE OF THE PRESENTANT



*Sri Shambhu Nath Das*

(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Sri Shambhu Nath Das*

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

GRN Details

GRN: 192022230037902381  
GRN Date: 29/05/2022 21:08:14  
BRN : 323528915  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: AXIS Bank  
BRN Date: 29/05/2022 21:09:24  
Payment Ref. No: 2001335741/2/2022  
[Query No \* Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110  
Mobile: 9674975574  
Depositor Status: Advocate  
Query No: 2001335741  
Applicant's Name: Mr Alokendu Bandyopadhyay  
Identification No: 2001335741/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001335741/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001335741/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

10.7.22



### Major Information of the Deed

Deed No.	I-1524-05370/2022	Date of Registration	20/06/2022
Query No./Year	1524-2001335741/2022	Office Where Deed is Registered	
Query Date	06/05/2022 1:20:45 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL. PIN - 700120, Mobile No. : 9830075574, 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 : 50,000/-]		
Set Forth Value	Market Value		
Rs. 40,00,000/-	Rs. 55,39,221/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 521/- (Article: E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Colony, Mouza: Panihati, Ward No: 4, Holding No:86 JI No: 10, Pin Code : 700114






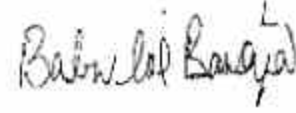



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In.Rs.)	Market Value (In.Rs.)	Other Details
L1	LR-1409/1938 (RS :-)		Bastu	Bastu	3 Katha 12 Chatak 18 Sq Ft	35,00,000/-	44,59,221/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					6.2288Dec	35,00,000 /-	44,59,221 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In.Rs.)	Market Value (In.Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	5,00,000/-	10,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1600 sq ft	5,00,000 /-	10,80,000 /-	



**Land Lord Details :**









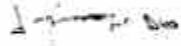
S. No.	Name	Address	Photo	Finger print and Signature	
1	<b>Mr Dulal Chandra Banerjee (Presentant)</b> Son of Late Janardan Banerjee Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office		 20/06/2022	 LTI 20/06/2022	 20/06/2022
2 No, Vivekananda Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office					
2	<b>Mr Babulal Banerjee</b> Son of Late Janardan Banerjee Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office		 20/06/2022	 LTI 20/06/2022	 20/06/2022
2 No, Vivekananda Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office					
3	<b>Mr SIBlal Banerjee</b> Son of Late Janardan Banerjee Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office		 20/06/2022	 LTI 20/06/2022	 20/06/2022
2 No, Vivekananda Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CIxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office					



**Developer Details :**



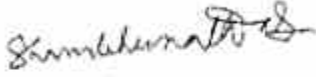
Sr No	Name	Address	Photo	Finger print and Signature
1	<b>RELIABLE CONSTRUCTION</b>	7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		

**Representative Details :**




Sr No	Name	Address	Photo	Finger print and Signature	
1	<b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office	Building "DINANTA", 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)	 <small>Jun 20 2022 12:47PM</small>	 <small>LTI 20/06/2022</small>	 <small>20/06/2022</small>
2	<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office	Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)	 <small>Jun 20 2022 12:48PM</small>	 <small>LTI 20/06/2022</small>	 <small>20/06/2022</small>
3	<b>Mr SUJAY DAS</b> Son of Late Shlb Chandra Das Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office	4 No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)	 <small>Jun 20 2022 12:48PM</small>	 <small>LTI 20/06/2022</small>	 <small>20/06/2022</small>





Name	Photo	Finger Print	Signature
<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office			
Jun 20 2022 17:48PM		LTI 20/06/2022	20/06/2022
Sasadhar Tarafdar Road, City:- Panihati, 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, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	20/06/2022	20/06/2022	20/06/2022
Identifier Of Mr Dulal Chandra Banerjee, Mr Babulal Banerjee, Mr SIBlal Banerjee, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dulal Chandra Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec
2	Mr Babulal Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec
3	Mr SIBlal Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec

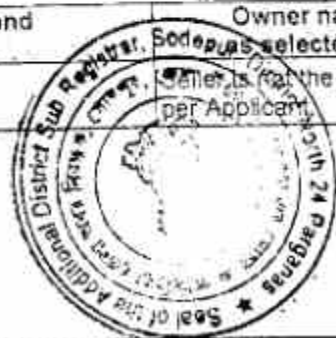
#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dulal Chandra Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft
2	Mr Babulal Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft
3	Mr SIBlal Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivakananda Colony, Mouza: Panihati, Ward No: 4, Holding No:86 JI No: 10. Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1409/1938		Owner as per the recorded Owner as per Applicant



Endorsement For Deed Number : I - 152405370 / 2022

On 20-06-2022

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 12:14 hrs on 20-06-2022, at the Office of the A.D.S.R. SODEPUR by Mr Dulal Chandra Banerjee, 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 55,39,221/-

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

Execution is admitted on 20/06/2022 by 1. Mr Dulal Chandra Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Retired Person, 2. Mr Babulal Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Others, 3. Mr SIBlal Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-06-2022 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 500/- (E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department, Govt. of WB Online on 29/05/2022 9:09PM with Govt. Ref. No: 19202223073902381 on 29-05-2022 Amount Rs: 521/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 323528915 on 29-05-2022 Head of Account 0030-09-104-001-16

M/s. RELIABLE CONSTRUCTION

Satya Kumar Sinha

Partner





**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 6,921/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 13875, Amount: Rs.100/-, Date of Purchase: 19/05/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2022 8:09PM with Govt. Ref. No: 192022230037902381 on 29-05-2022, Amount Rs: 6,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 323528915 on 29-05-2022, Head of Account 0030-02-103-003-02



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

M/M RELIABLE CONSTRUCTION  
*Satyabrata Sen*  
Partner





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 194234 to 194280

being No 152405370 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.06.27 17:21:38 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/27 05:21:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

M/S RELIABLE CONSTRUCTION

*Satish Kumar Saha*  
Partner



(This document is digitally signed.)