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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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Registrar
West Bengal

26 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 26th day of September, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

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Alokendra Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION
Satya Banta Saha
Partner

(2)

BETWEEN

1. SMT. DEBARATI SENGUPTA (PAN: ELZPS5462L),
Wife of Sri Ritesh Chowdhury, Daughter of Late Dilip Kumar
Sengupta, by Nationality-Indian, by Religion-Hindu, by
Occupation-Service, Residing at: Joy Gopal Roy Chowdhury
Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas,
PIN-700114

**2. SRI PRADIP KUMAR SENGUPTA (PAN:
ALNPS1766M)**, Son of Late Provash Chandra Sengupta,
by Nationality-Indian, by Religion-Hindu, by Occupation-
Retired, Residing at: Joy Gopal Roy Chowdhury Road, P.O.
Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-
700114

3. SMT. TANIMA SENGUPTA (PAN: CWRPS4555H),
Wife of Late Dilip Kumar Sengupta, by Nationality-Indian,
by Religion-Hindu, by Occupation-Service, Residing at: Joy
Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah,
Dist. North 24 Parganas, PIN-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 represe-
ntatives 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.


Anikendu Bandyopadhyay

Advocate

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M/S. RELIABLE CONSTRUCTION
Satyabrata Saha
Partner

(3)

Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 having **PAN: AALFR2292N** hereby 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. Gholia, 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,

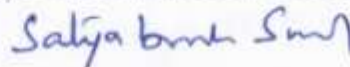
(4) SRI SHAMBHU NATH DAS, Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which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


Alokendu Banhyopadhyay

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M/s. RELIABLE CONSTRUCTION



Partner

(4)

WHEREAS originally one Sri Provash Chandra Sengupta (Son of Sri Kalyaneswar Sengupta) in his life time had purchased a plot of land measuring an area about 6 Cottahs 9 Chittaks 33 sq.ft. a little more or less, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas, by virtue of a Bengali Deed of Sale being no. 2400, from his predecessor namely Sri Satish Chandra Das (Son of Sri Aswini Kumar Das) which was executed and Registered on 18.04.1960 at the Office of S.R. Barrackpore, Dist. 24 Parganas, and the same was recorded in Book no. I, Volume no. 29, noted within the pages from 100 to 104, being Deed no. 2400, for the year 1960.

AND WHEREAS the said Sri Provash Chandra Sengupta while had been enjoying the actual physical possession of the said landed property he gifted the said 1 Cottahs 10 Chittaks 12 sq.ft. of landed property, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas, out of his total 6 Cottahs 9 Chittaks 33 sq.ft. of land in favour of his grand daughter namely Kumari Debarati Sengupta (Daughter of Late Dilip Kumar Sengupta and now Wife of Sri Ritesh Chowdhury) i.e. the landowner no. 1 hereof, by executing a Registered Bengali Deed of Gift, being no. 3795, which was executed on 29.05.1992 at the


Atokendu Bandyopadhyay

Advocate

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M/S. RELIABLE CONSTRUCTION

Satya Banta Saha

Partner

(5)

Office of Sub Registrar Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 83, Noted within the pages from 375 to 382, being Deed no. 3795, for the year 1992.

AND WHEREAS thereafter the said Provash Chandra Sengupta on the same day i.e. on 29.05.1992 also executed a Registered Bengali Deed of Settlement in respect of his rest landed property i.e. 4 Cottahs 15 Chittaks 21 sq.ft. infavour of his son namely Sri Pradip Kumar Sengupta, daughter-in-law namely Smt. Tanima Sengupta (wife of Late Dilip Kumar Sengupta) and Grand Daughter Kumari Debarati Sengupta (Daughter of Late Dilip Kumar Sengupta and now Wife of Sri Ritesh Chowdhury) and the said Deed of Settlement was executed on 29.05.1992 at the Office of Sub Registrar Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 83, Noted within the pages from 383 to 394, being Deed no. 3796, for the year 1992.


AND WHEREAS The Settler of the aforesaid Deed of Settlement vide No. 3796 for the year 1992, namely Provash Chandra Sengupta died on 20.08.1999 and thereafter his wife namely Santi Sengupta also died on 11.06.2003 and after their demise the latter terms of the said Deed of Settlement has come to effect and as per the terms & condition and distribution of the said Deed of Settlement Sri Pradip Kumar Sengupta i.e. the owner


Atokendu Bandyopadhyay

Advocate

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M/s. RELIABLE CONSTRUCTION



Partner

(6)

no. 2 hereof has become the lawful & sole owner of 1 Cottahs 14 Chittaks of landed property, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas AND Debarati Sengupta & Tanima Sengupta i.e. the owner no. 1 & 3 hereof jointly has become the lawful owners of 3 Cottahs 1 Chittaks 21 sq.ft. of landed property within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas and enjoying as well as possessing the same as per their demarcated allocation.

AND WHEREAS in the manner aforesaid the land owners no. 1, 2 & 3 hereof as per the foregoing events and description has become the lawful owners of (1 Cottahs 10 Chittaks 12 sq.ft. + 1 Cottahs 14 Chittaks + 3 Cottahs 1 Chittaks 21 sq.ft.) = totalling 6 Cottahs 9 Chittaks 33 sq.ft of land alongwith residential building standing thereon and enjoying the same peacefully, quietly and without any interruption of others and mutated their names before the assessment registrar of Panihati Municipality in respect of their 3 plots of land bearing Holding No. 176 (Joy Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Debarati Sengupta, bearing Holding No. 37 (Joy Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Pradip Kumar Sengupta and bearing Holding No. 36 (Joy


Alokendu Bandyopadhyay

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Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Debarati Sengupta & Tanima Sengupta and they also recorded their names in the L.R. Record of Right vide L.R. Khatian No. 4017 in the name of Debarati Sengupta, L.R. Khatian No. 4015 in the name of Pradip Kumar Sengupta and L.R. Khatian No. 4016 in the name of Tanima Sengupta and paying the relevant rents and taxes regularly to the authority concern.

AND WHEREAS with a view to develop or cause to be developed by constructing a multistoried building over their plots of land they amalgamated their 3 plots of land into a single plot i.e. (1 Cottahs 10 Chittaks 12 sq.ft. + 1 Cottahs 14 Chittaks + 3 Cottahs 1 Chittaks 21 sq.ft.) = totalling 6 Cottahs 9 Chittaks 33 sq.ft of land and structure morefully and particularly described in the "A" Schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owners and expressed its intention to develop the undermentioned "A" Schedule of property according to the building plan to be approved and sanctioned by the Panihati Municipality.

AND WHEREAS the land owners herein hereby agree to authorise the Developer to construct the multistoried building in the under mentioned "A" Schedule of property, morefully and particularly described in the "A" Schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per


Alokendu Bandyopadhyay

Author

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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. SMT. DEBARATI SENGUPTA, Wife of Sri Ritesh Chowdhury, Daughter of Late Dilip Kumar Sengupta, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114

2. SRI PRADIP KUMAR SENGUPTA, Son of Late Provash Chandra Sengupta, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114

3. SMT. TANIMA SENGUPTA, Wife of Late Dilip Kumar Sengupta, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-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 hereby represented by its Partners:



Alokendu Bandyopadhyay

Advocate

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(1) **SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, (2) **SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, (3) **SRI SUJAY DAS**, Son of Late Shib Chandra Das, (4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das.

3. LAND : The land described in the "A" Schedule hereunder written.

4. BUILDING : Means multistoried building to be constructed on the "A" 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 multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.



Alakendu Banerjee

Secretary

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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 **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction 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 Owners 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.



Alokendu Bandyopadhyay

Advocate

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ARTICLE-III

LAND OWNER'S REPRESENTATION

- (a) The Land owners is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than a Land owners 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 "A" 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 owners 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 owners has absolute right and authority to develop the said plot of land.



Alokendu Bandyopadhyay
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) That the Developer herein is entitled to amalgamate the owner's land with the adjacent land and after amalgamation the developer shall apply for sanction of building construction plan before the concerned authority of Panihati Municipality.
- (ii) 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 exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.
- (iii) The Developer shall have every right to demolish the existing building on the land stated in the Schedule "A" hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and no claim thereon on the part of the landowners shall be entertained in any case.
- (iv) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.



Alokendra Bandyopadhyay

Chairman

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

(vi) 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, ultimate common roof and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners 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 Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vii) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the Owners 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 exclusively entitled to all refunds of any and all payment



Alokendu Bandyopadhyay

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and/or deposits made by the developer in the name of the Land Owners from the concerning authority/s.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners 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 relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(ix) The Developer will complete the construction within **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **36 Months** as stated above barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages.

(x) 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.



Alokendu Bandyopadhyay

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The Developer will not assign the benefits of this agreement without the written consent of the owners.

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

(xii) The grade of concrete to be used will conform to ISIM20.

ARTICLE-VI

CONSIDERATION

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 their owners 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:

- 1. One 2BHK self contained residential flat, measuring an area about 850 sq.ft. Super built up area (Carpet Area 500 sq.ft.) on the 3rd Floor (North-East Facing) into 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 amenities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 70,22,000.00 (Rupees Seventy Seven Lakhs Twenty Two Thousand) Only as Non-Adjustable/**



Alokendu Bandyopadhyay

Chairman

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Non-Refundable amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners in the following manner:

- (i) The Developer shall pay **Rs. 1,22,000.00 (Rupees One Lakhs Twenty Two Thousand)** only to the land owner's on or before execution & registration of this Development Agreement.
- (ii) The Developer shall pay **Rs. 14,00,000.00 (Rupees Fourteen Lakhs)** only to the land owner's at the time of handover of peaceful vacant possession of the subject landed property to the Developer.
- (iii) The Developer shall pay **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only to the land owner's after **18 months** from the date of starting of foundation works of the proposed Multistoried Building.
- (iv) The Developer shall pay **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only to the land owner's after **30 months** from the date of starting of foundation works of the proposed Multistoried Building.
- (v) In the rest amount i.e. **Rs. 35,00,000.00 (Rupees Thirty Five Lakhs)** only shall be paid by the Developer to the Land Owner's on completion of entire construction work of the proposed Multistoried Building.

All Payments will be made by the Developer by way of Account Payee Cheque to the respective land owner's as per their share / requirement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.


Alakendu Bandyopadhyay

Author

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(Super Builtup area means = Constructed Covered Area of Unit/Flat + Proportionate share of Staircase, Lift area and Lobby + 20% Super Builtup area)

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 Land Owners hereof shall bear the proportionate lift cost @ Rs. 65,000.00 (Rupees Sixty Five Thousand) only and the proportionate cost of Electric Mother Meter @ Rs. 35,000.00 (Rupees Thirty Five Thousand) only in respect of their 2BHK Residential Flat.

Be it mentioned hereto that after receiving the possession of owner's allocation area and the non-adjustable / non-refundable amount as mentioned hereinabove the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

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 Devel-


Alokendra Bandyopadhyay

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oper 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.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a Power of Attorney for Development 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 "A" Schedule mentioned property with any bank or financial institution.
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.



Atokendu Banhyopadhyay

Secretary

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3. The Land owners shall handover physical possession of the land with the existing structure to the developer and/ or their representatives within **90 days** 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, soil testing report, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owners 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.

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



Alokendu Bandyopadhyay

Advocate

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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 by 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 **36 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later.



Atokendu Bandyopadhyay

Advocate

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(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.



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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



Atokendu Bandhyopadhyay

Advocate

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inflammable or combustible articles/materials, such as bidet skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(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 together with proportionate undivided share or right in the land and to register the same whenever necessary.



Alokendra Bandyopadhyay

Alokendra

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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.

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 acknowledgment receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the coveted 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 Owners but as joint venture between the parties hereto.



Alokendra Banerjee
Alokendra

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(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 Owners 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.

(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 hereto do 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.


Alokendu Bondyopadhyay

Alokendu

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(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 Owners mutually agree to 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 Indian Arbitration Act, 1940 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.


Alokendu Bandyopadhyay

Author

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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.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT the piece or parcel of land classified as "**BASTU**" having rayat possessory right admeasuring more or less **6 Cottahs 9 Chittaks 33 sq.ft.** togetherwith **1160 sq.ft.** **two storied** pucca residential building (580 sq.ft. on the Ground Floor + 580 sq.ft. on the First Floor) standing thereon with **Cemented Flooring**, lying and situates within **Mouza-Panihati**, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in **R.S. & L.R. Dag no. 2642 & 2645**, under R.S. Khatian no. 898, corresponding to **L.R. Khatian No. 4017** (in the name of Debarati Sengupta), **L.R. Khatian No. 4015** (in the name of Pradip Kumar Sengupta) and **L.R. Khatian No. 4016** (in the name of Tanima Sengupta), under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality bearing Holding No. 176,


Alokendu Bandyopadhyay

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37, 36 (Joy Gopal Roy Chowdhury Road), under Ward No. 5, Kolkata-700114, 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 : 25ft. wide Joy Gopal Roy Chowdhury Road.

On the South : House of Raghunath Das & House of Bhabesh Chandra Banerjee.

On the East : 14ft. wide Netaji Subhash Road.

On the West : House of Lila Rani Sarkar.

SCHEDULE "B" 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 their owners 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:

- 1. One 2BHK self contained residential flat, measuring an area about 850 sq.ft. Super builtup area**


Alokendu Bandyopadhyay

Advocate

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(Carpet Area 500 sq.ft.) on the 3rd Floor (North-East Facing) into 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 amenities of the proposed multistoried building and the landowners also entitled to get a sum of Rs. 70,22,000.00 (Rupees Seventy Seven Lakhs Twenty Two Thousand) Only as Non-Adjustable/Non-Refundable amount in their part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owners in the following manner:

- (i) The Developer shall pay **Rs. 1,22,000.00 (Rupees One Lakhs Twenty Two Thousand)** only to the land owner's on or before execution & registration of this Development Agreement.
- (ii) The Developer shall pay **Rs. 14,00,000.00 (Rupees Fourteen Lakhs)** only to the land owner's at the time of handover of peaceful vacant possession of the subject landed property to the Developer.
- (iii) The Developer shall pay **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only to the land owner's after **18 months** from the date of starting of foundation works of the proposed Multistoried Building.
- (iv) The Developer shall pay **Rs. 10,00,000.00 (Rupees Ten Lakhs)** only to the land owner's after **30 months**


Alokendu Bandyopadhyay

Author

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from the date of starting of foundation works of the proposed Multistoried Building.

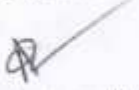
(v) In the rest amount i.e. **Rs. 35,00,000.00 (Rupees Thirty Five Lakhs)** only shall be paid by the Developer to the Land Owner's on completion of entire construction work of the proposed Multistoried Building.

All Payments will be made by the Developer by way of Account Payee Cheque to the respective land owner's as per their share / requirement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.

(Super Builtup area means = Constructed Covered Area of Unit/Flat + Proportionate share of Staircase, Lift area and Lobby + 20% Super Builtup area)

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 Land Owners hereof shall bear the proportionate lift cost @ Rs. 65,000.00 (Rupees Sixty Five Thousand) only and the proportionate cost of Electric Mother Meter @ Rs. 35,000.00


Alokendu Bandyopadhyay
Advocate

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(Rupees Thirty Five Thousand) only in respect of their 2BHK Residential Flat.

Be it mentioned hereto that after receiving the possession of owner's allocation area and the non-adjustable / non-refundable amount as mentioned hereinabove the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

SCHEDULE "C" 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.

SCHEDULE "D" 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.



Alokendu Bandyopadhyay
Director

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5. **Doors** : Flash Door.
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 2' 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.

The Land Owners hereof shall bear the proportionate lift cost @ Rs. 65,000.00 (Rupees Sixty Five Thousand) only and the proportionate cost of Electric Mother Meter @ Rs. 35,000.00 (Rupees Thirty Five Thousand) only in respect of their 2BHK Residential Flat.

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
Advocate

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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. Ayan Banerjee
S/o - Swapan Banerjee
Barrackpore Court
Enl. No. - F/1429/2023

Seharati Sengupta

Pradip Kumar Dasgupta

Tanima Sin Gupta

2. Anish Dasgupta
Barrackpore Court

SIGNATURE OF THE LAND OWNER

M/s. RELIABLE CONSTRUCTION
Uttam Goswami Partner
Satyabandhu Sinha Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

RULE 44A OF THE I.R. ACT



SMT. DEBARATI SENGUPTA

Debarati Sengupta

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Debarati Sengupta

SIGNATURE OF THE PRESENTANT



SRI PRADIP KUMAR SENGUPTA

(2) Name :

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

Pradip Kumar Sengupta

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Pradip Kumar Sengupta

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 : **SMT. TANIMA SENGUPTA**

Tanima Sengupta

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.

Tanima Sengupta

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.

RULE 44A OF THE I.R. ACT 1908



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



2) Name : **SRI UTTAM GOSWAMI**

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



(2) Name : SRI SHAMBHU NATH DAS

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

Sri Shambhu Nath 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 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: 192022230128500671
GRN Date: 25/09/2022 21:32:38
BRN : 325095428
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 25/09/2022 21:33:50
Payment Ref. No: 2002874945/2/2022
[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: 2002874945
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2002874945/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002874945/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002874945/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	1241
			Total	11162

IN WORDS: ELEVEN THOUSAND ONE HUNDRED SIXTY TWO ONLY.

Major Information of the Deed

No :	I-1524-08955/2022	Date of Registration	26/09/2022
Registry No / Year	1524-2002874945/2022	Office where deed is registered	
Query Date	23/09/2022 9:04:06 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 : 1,22,000/-]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 89,60,808/-		
Stampduty Paid(SD)	Registration Fee Paid.		
Rs. 10,021/- (Article:48(g))	Rs. 1,241/- (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: PANIHATI, Road: Joy Gopal Roy Chowdhury Road, Mouza: Panihati, Ward No: 5, Holding No:176 JI No: 10, Touzi No: 155 Pin Code : 700114

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-2642 (RS :-)	LR-4017	Bastu	Bastu	3 Katha 4 Chatak 39 Sq Ft	27,00,000/-	40,88,904/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-2645 (RS :-)	LR-4015	Bastu	Bastu	3 Katha 4 Chatak 39 Sq Ft	27,00,000/-	40,88,904/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					10.9038Dec	54,00,000 /-	81,77,808 /-	
Grand Total :					10.9038Dec	54,00,000 /-	81,77,808 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1160 Sq Ft.	6,00,000/-	7,83,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1160 sq ft	6,00,000 /-	7,83,000 /-	

Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature		
1	Name	Photo	Finger Print	Signature
1	<p>Smt Debarati Sengupta Wife of Mr Ritesh Chowdhury Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>	 <p>26/09/2022</p>	 <p>LTI 26/09/2022</p>	<p>Debarati Sengupta</p> <p>26/09/2022</p>
<p>Joy Gopal Chowdhury Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ELxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
2	<p>Mr Pradip Kumar Sengupta (Presentant) Son of Late Provash Chandra Sengupta Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>	 <p>26/09/2022</p>	 <p>LTI 26/09/2022</p>	<p>Pradip Kumar Sengupta</p> <p>26/09/2022</p>
<p>Joy Gopal Roy Chowdhury Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>				
3	Name	Photo	Finger Print	Signature
3	<p>Smt Tanima Sengupta Wife of Late Dilip Kumar Sengupta Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>	 <p>26/09/2022</p>	 <p>LTI 26/09/2022</p>	<p>Tanima Sengupta</p> <p>26/09/2022</p>
<p>Joy Gopal Chowdhury Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CWxxxxxxSH,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>				

Operator Details :






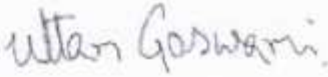



Name,Address,Photo,Finger print and Signature




RELIABLE CONSTRUCTION

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 :

Sl No Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p>Mr Satyabrata Sinha Son of Late Shyam Mohan Sinha Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <small>Sep 26 2022 12:46PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
<p>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)</p>				
2	<p>Mr Uttam Goswami Son of Late Gourang Goswami Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <small>Sep 26 2022 12:46PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
<p>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)</p>				
3	<p>Mr Sujay Das Son of Late Shib Chandra Das Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <small>Sep 26 2022 12:46PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
<p>4No. 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)</p>				

Name	Photo	Finger Print	Signature
Shambhu Nath Das Son of Late Narayan Chandra Das Date of Execution - 26/09/2022, Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 <small>Sep 26 2022 12:47PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
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
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 <small>26/09/2022</small>	 <small>26/09/2022</small>	 <small>26/09/2022</small>
Identifier Of Smt Debarati Sengupta, Mr Pradip Kumar Sengupta, Smt Tanima Sengupta, 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	Smt Debarati Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
2	Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
3	Smt Tanima Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Debarati Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
2	Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
3	Smt Tanima Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Debarati Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft
2	Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft
3	Smt Tanima Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

Details as per Land Record

Block No: 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Joy Gopal Roy Chowdhury Road, Mouza:
Ward No: 5, Holding No:176 JI No: 10, Touzi No: 155 Pin Code : 700114

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2642, LR Khatian No:- 4017	Owner: দেবারতী সেনগুপ্ত, Gurdian: দিলীপ কুমার, Address: নিজ , Classification: ভিটি,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2645, LR Khatian No:- 4015	Owner: প্রদীপ কুমার সেনগুপ্ত, Gurdian: প্রভাষচন্দ্র, Address: নিজ , Classification: বাণ্ড, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

M/a. RELIABLE CONSTRUCTION

Satya bnrk Sml

Partner

26-09-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
(a) of Indian Stamp Act 1899.

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

Presented for registration at 11:53 hrs on 26-09-2022, at the Office of the A.D.S.R. SODEPUR by Mr Pradip Kumar Sengupta, 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 89,60,808/-

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

Execution is admitted on 26/09/2022 by 1. Smt Debarati Sengupta, Wife of Mr Ritesh Chowdhury, Joy Gopal Chowdhury Road, P.O: Panihati, Thana: Khardaha, . City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Sengupta, Son of Late Provash Chandra Sengupta, Joy Gopal Roy Chowdhury Road, P.O: Panihati, Thana: Khardaha, . City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Retired Person, 3. Smt Tanima Sengupta, Wife of Late Dilip Kumar Sengupta, Joy Gopal Chowdhury Road, 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 26-09-2022 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 26-09-2022 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 26-09-2022 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 26-09-2022 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 1,241.00/- (B = Rs 1,220.00/- . E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,241/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2022, 9:33PM with Govt. Ref. No. 192022230178500671 on 25-09-2022, Amount Rs. 1,241/-, Bank:
AXIS Bank (01700000005), Ref. No. 325095429 on 25-09-2022, Head of Account 0030-03-104-001 18

M/s. RELIABLE CONSTRUCTION -

Satyabrata Sinha

Partner

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs. 9,921/-, by online = Rs. 9,921/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

Stamp: Type: Impressed, Serial no 3491, Amount: Rs.100.00/-, Date of Purchase: 21/09/2022, Vendor name: SOMA

BHOWMICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/09/2022 9:33PM with Govt. Ref. No: 192022230128500671 on 25-09-2022, Amount Rs: 9,921/-, Bank:

AXIS Bank (UTIB0000005), Ref. No. 325095428 on 25-09-2022. 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

M/s. RELIABLE CONSTRUCTION

Satya bank Sm

Partner

of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 1524-2022, Page from 298065 to 298114
Registration No 152408955 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.10.13 15:41:15 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/10/13 03:41:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION

Satya Bora Singh

Partner

of Registration under section 60 and Rule 69.
ed in Book - I
me number 1524-2022, Page from 298065 to 298114
ing No 152408955 for the year 2022.



[Handwritten signature]

Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.10.13 15:41:15 +05:30
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(Sumanta Chakraborty) 2022/10/13 03:41:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION

Satya bruh Sunj

Partner