

13605/21

B. N. K. I-3571/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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8-2/879993

भारतीय न्यायिक प्रणाली
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or

Additional District Sub-Registrar
Sodepur, North 24-Parganas

DEVELOPMENT AGREEMENT

11 MAY 2021

THIS DEVELOPMENT AGREEMENT is made on this the 11th
day of May, 2021 (Two Thousand Twenty One).

Contd ...2

176.000/- 1/2/2021
Dental Member A. B. B.
Member A. B. B.
Member A. B. B.

Sub Registrar, Sodepur, North 24 Parganas

ব. মাল

সদস্য মোতা দেওয়া

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সদস্য মোতা দেওয়া

29/2/2021

500000/-



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Additional District Sub-Registrar
Sodepur, North 24 Parganas

11 MAY 2021

Bishu Dey
B.K.P.

(2)

BETWEEN

SRI DULAL CHANDRAADAK, PAN - ANGPA 5166J, son of Sri Lakshmi Narayan Adak, by faith - Hindu (Indian), by occupation : Property Holder, residing at : Khardah Thana Road, P.S. Khardah, Dist - North 24 Parganas, hereinafter called and referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, representatives, administrators, and/or assigns etc) of the **FIRST PART**.

AND

PURBA DEVELOPERS, PAN ABAFP1406A, a partnership firm having it's place of business at : 5/A, B.T. Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by it's partners namely **1. SAUKAT HOSSAIN**, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or

repugnant to the context be deemed to include it's successors in office, executors, representatives, administrators, and/ or assigns etc) of the **SECOND PART**.

WHEREAS the land owner herein got and acquired a plot of land measuring 3 (Three) Cottahs 10 (Ten) Chhittaks or in English measurement 6 decimal lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 3401/3681 under Khatian No. 548, within the limits of Khardah Municipality, P.S. Khardah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore from Smt. Sailabala Malik, wife of Late Pasupati Malik, by virtue of a registered Deed of Gift Being No. 3216, recorded in Book No. I, Volume No. 18, written in pages 63 to 70 and the same was registered at Sub Registry office at Barrackpore dated 28/05/1984.

AND WHEREAS after acquiring the abovesaid property the land owner herein became the absolute owner of the abovesaid property and he mutated his name in the records of Khardah Municipality, Ward No. 19, Holding No. 124/106, Thana Road and also recorded his name in the records of L.R. Settlement in L.R. Dag No. 6630 under L.R. Khatian No. 1825/1 as classification 'Bastu' and the land owner has been seizing, possessing and enjoying

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the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS the land owner herein is desirous of developing over a plot of land measuring 3 (Three) Cottahs 10 (Ten) Chhittaks by constructing a Multi storied building in accordance with the building plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS the above said Land owner due to paucity of funds and for his inexperience in construction work he invited the Developer herein to raise a Multi storied building over the above said plot of land and to exploit the same commercially by it's own fund and source. ✓

AND WHEREAS in consideration of the Land owner appeal the above said Developer agreed to construct a multistoried building over the above said total land by the following terms and conditions. ✓

1. The Developer for starting the development of First Schedule property shall work by mutual discussion with the Land owner.

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- a) The Developer will construct a multistoried building according to the sanction building Plan to be sanctioned by the Local Khardah Municipal Authority and they will take the earnest money or the full consideration amount from purchaser or purchasers for selling any Flat/Shop/Space of the Proposed Multistoried building from the allocated portions of the Developer. ✓
- b) After the completion of the payment of the aforesaid Flat/Shop/Space etc of the said Building by the intending buyers selected by the Developer and the Developer and the Land owner or his constituted attorney will be liable to sign & register the Sale Deed of the Flat/Shop/Space etc alongwith undivided, impartiable and proportionate share of the above said building in favour of the person or persons nominated by the Developer excluding the land owner's allocated portion. ✓
- c) Any intending purchaser or purchasers can purchase the said Flat/Shop/Space etc alongwith undivided, impartiable and proportionate share of the above said building only through the abovesaid Developer and they can engage with any Agreement for sale only with Developer for the same.
- d) The Developer will construct the proposed multistoried building by receiving the payments of the intending purchaser or

purchasers and the Developer can not sell the Land owner's allocated portion and the land owner can not sell the Developer's allocated portion.

2.i) Owner : Shall mean **SRI DULAL CHANDRA ADAK**, son of Sri Lakshmi Narayan Adak, by faith - Hindu (Indian), by occupation : Property Holder, residing at : Khardah Thana Road, P.S. Khardah, Dist - North 24 Parganas and his legal heirs and successors.

ii) Developer : **PURBA DEVELOPERS**, a partnership firm having it's place of business at : 5/A, B.T. Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by it's partners namely **1. SAUKAT HOSSAIN**, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119 and it's successor-in-office executors, administrators.

iii) The said Land : shall mean the under First schedule mentioned property under the limits of Khardah Municipality, under Ward No.

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19, Holding No. 124/106, Thana Road, P.S. Khardah, Dist - North
24 Parganas.

iv) Building : The proposed Multi storied Building which will be constructed over the under First schedule mentioned property according to the Sanctioned Building plan which will be sanctioned by the Khardah Municipality.

v) Plan : The sanction plan of the proposed building will be sanctioned by the Khardah Municipality.

vi) Common Facilities/Space/Place along with common expenses : Shall mean lift, Passage, Pump room, Tubewell, Under Ground, roof, Over Head Water Tank, Septic Tank etc. which will be constructed according to the sanction plan as mentioned in Fifth Schedule of this agreement and the expenses shall be borne by the unit owner i.e. Flat/Shop or Garages or by an association in which the unit owner shall be members.

The common Bathroom and toilet of the proposed multistoried building can be used by the Shop, Godown and Garage owner of the Ground floor of the said Multi storied building.

✓ 3. The Land Owner's Allocation shall mean : -

✓ (i) One Self contained Flat on the First floor, Front side of the proposed Multistoried Bulding measuring carpet area of 1000 sft. with 12'-0" wide front and a Garage on the Ground floor front side of the proposed Multistoried Building measuring carpet area of 200 sft. with 12'-0" wide front.

✓ (ii) Apart from the abovesaid area the land owner will get a sum of Rs. 37,50,000 (Rupees Thirty Seven Lakh Fifty Thousand) only from the Developer herein and out of the said amount the land owner received a sum of Rs. 12,50,000 (Rupees Twelve Lakh Fifty Thousand) only on the date of execution of this present and the balance amount will be paid by the Developer to the land owner by the following manner :

✓ (a) Rs. 6,00,000 (Rupees Six Lakh) only at the time the land owner hand over the vacant possession of the First Schedule mentioned property in favour of Developer.

✓ (b) Rs. 4,00,000 (Rupees Four Lakh) only within 1 (one) month from the date of obtaining sanctioned building plan.

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(c) Rs. 4,00,000 (Rupees Four Lakh) only within 6 (six) months from the date of obtaining sanctioned building plan.

(d) Balance Rs. 11,00,000 (Rupees Eleven Lakh) only within 1 (one) year from the date of obtaining sanctioned building plan.

The owner's allocation has been described in the Second Schedule.

Developer Allocation : save and except the owner's allocation as morefully stated above, the developer will be entitled to the rest portions of the said proposed multi storied building as mentioned in Third Schedule of this Agreement.

Architect : The person or the Company duly appointed by the Developer who will sketch the plan of the proposed multistoried building.

This agreement shall be deemed to have been commenced on and with effect from the date of execution of this present.

4. The Land owner's will be liable to sign, execute and register the portion of Developer's allocation of the Proposed Multi storied building in favour of the nominated person or persons selected by the Developer.

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5.(a) If any defect in Title during construction is detected the Land owner will take the responsibility for solving the same.

The Developer will bear all the expenses regarding to the proposed construction work and sanctioned plan to be sanctioned by Khardah Municipality. The Land owner will only responsible to sign in the necessary papers as and when required by the Developer.

The Developer will also responsible for any disputes, delay or any damage regarding to the construction work and the Land owner has no liabilities for the same.

The developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed multistoried building.

The the developer at it's own cost and liabilites will demolish the old structure of the under mentioned First Scheduled property and shall take away the debris.

That the developer shall bear the monthly rent for the land owner for shifting him from the First Schedule property and the

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same shall start from the day the land owner hand over the vacant possession of the First Schedule property to the developer till the date of taking owner's allocated portion.

The developer shall liable to maintain good quality for construction work of the proposed multistoried building.

The developer shall complete the building in all respects within 24 months from the date of obtaining the sanctioned building plan unless obstructed by supervening impossibilities viz act of god, war, riot, flood and any other natural calamities, all unforeseen causes.

The Developer can take loans from any persons, Banks or any financial organization or can enter into partnership with any third party for construction of the First Schedule Property by the power of this Agreement. But the Land owner will not be responsible to refund the loan amount taken by the Developer or the Developer will not mortgage any property or part of the property belonging to the land owner share.

The Developer will construct the proposed Multi storied building according to the sanction building plan.

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The Developer will be liable for the accidents during the construction work.

The Developer will make premises in habitable condition within 1 (One) month after the completion of the construction work of the said building.

The Land owner will not be able to engage with another agreement to the Third party in respect of the First Schedule mentioned property or the The Land owner will also not be able to engage with an agreement for selling the Flat/Space/Shop except the Land owner's allocation of the Proposed multistoried building or can not take any amount for the same.

According to the agreement the Developer can take the consideration amount from the intending purchasers of the said Flat/Shop/Space of the said proposed multistoried building falling under developer's allocated portion.

The Developer will be liable for the maintenance of the Flat/Shop/Space/Unit of the said proposed multistoried building till the Association will be formed by the Developer in the said proposed multistoried building to be constructed by the developer in the First schedule property.

The Developer will accomodate the electric connection in the proposed multistoried building. But the Land owner will have to pay proportionate charges or fees for bringing electric meter and the Land owner shall also bear the proportionate share of Municipal Taxes from the date of taking possession of the Second schedule property and the Land owner shall not pay any charges for bringing transformer, if it is required for the said Multistoried building.

The Land owner can not obstruct in the construction work during the work in progress but shall always be Co-operative with the developer in the said construction work.

The Land owner will execute a power of Attorney in favour of the developer by which the developer can process the construction work peacefully and exploit the proposed multistoried building commercially and the land owner will execute a registered General Power of Attorney in favour of the Developer or their nominated person or persons so that the developer may able to sell out the developer's allocated portion except the land owner's allocated area.

If any dispute arises regarding this agreement then both of the parties will solve the problem mutually or by verbal discussion or

the parties will also have got the alternative to obtain specific relief or reliefs from appropriate forum.

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

ALL THAT piece and parcel of 'BASTU' land measuring 3 (Three) Cottahs 10 (Ten) Chhittaks or in English measurement 6 decimal alongwith tile sheded structure thereon measuring 100 sft. lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 3401/3681 under Khatian No. 548 corresponding to L.R. Dag No. 6630 under L.R. Khatian No. 1825/1, within the limits of Khardah Municipality, Ward No.19, Holding No. 124/106, Thana Road, P.S. Khardah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. Which is butted and bounded as follows

:-

ON THE NORTH

:- 20'-0" wide Thana Road. ✓

ON THE SOUTH

:- Property of Late Manik Lal Malik. ✓

ON THE EAST

:- Property of Shyam Sundar Malik. ✓

ON THE WEST

:- Common passage. ✓

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNER'S ALLOCATION

(i) One Self contained Flat on the First floor, Front side of the proposed Multistoried Building measuring carpet area of 1000 sft. with 12'-0" wide front and a Garage on the Ground floor front side of the proposed Multistoried Building measuring carpet area of 200 sft. with 12'-0" wide front.

(ii) Apart from the abovesaid area the land owner will get a sum of Rs. 37,50,000 (Rupees Thirty Seven Lakh Fifty Thousand) only from the Developer herein and out of the said amount the land owner received a sum of Rs. 12,50,000 (Rupees Twelve Lakh Fifty Thousand) only on the date of execution of this present and the balance amount will be paid by the Developer to the land owner by the following manner :

(a) Rs. 6,00,000 (Rupees Six Lakh) only at the time the land owner hand over the vacant possession of the First Schedule mentioned property in favour of Developer.

(b) Rs. 4,00,000 (Rupees Four Lakh) only within 1 (one) month from the date of obtaining sanctioned building plan.

(c) Rs. 4,00,000 (Rupees Four Lakh) only within 6 (six) months from the date of obtaining sanctioned building plan.

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- (d) Balance Rs. 11,00,000 (Rupees Eleven Lakh) only within 1 (one) year from the date of obtaining sanctioned building plan.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

The Developer's allocation shall mean **ALL THAT** constructed area of the proposed Multi storied building containing self contained residential flats, commercial shops, office spaces and other spaces having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office spaces and other spaces attached thereto and available with the building and /or common facilities of the Multi storied building situated and standing on the land more fully stated in the First Schedule with absolute liberty to deal with and/or dispose and /or transfer of the said allocation/ area/ portion according to the Developer's sole discretion for all times to come thereafter, save and except the Land owner's allocation as mentioned in the Second Schedule above.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF OWNER'S ALLOCATION

1. **FOUNDATION** : R.C.C. Column foundation based.
2. **SUPER STRUCTURE** : R.C.C. framed structure with R.C.C. columns, beams and slabs with R.C.C. Column foundation with framed structure.
3. **WALLS**: 8" thick wall on external face and 5" & 3" thick partition wall with cement mortar.
4. **FINISHES** : Sand cement plaster on both sides of walls and internal walls and ceiling will be finished with wall putty and paint. External walls will be provided with Colour/colours.
5. **FLOORS** : Marble floor (Maroar).
6. **DOORS** : Frames of good quality wood and flush doors and with proper fitting for inside room and main door shall be wooden door with magic Hole and collapsible gate will be provided in the main Door.

7. **WINDOWS** : Steel Windows.

8. **KITCHEN** : One black stone slab on cooking platform, one sink with bib cock, 2'-0" glazed tiles on wall over cooking platform as per our specification of tiles will be provided.

9. **TOILETS** : Marble flooring with 6" dado and total 5'-6" wall tiles on all sides, 2 taps, 1 shower, 1 European type W.C. with low polythene cistern will be provided (1 European/1 Indian) type shall be provided.

10. **PLUMBING**: All external works are soil waste water pipes and rain water pipes is of P.V.C. pipes. All internal and external water lines will be P.V.C pipe and internal pipe will be concealed.

11. **WATER SUPPLY** : 24 hours water supply from overhead reservoir by Deep tube-well with the help of Submersible pump.

12. **ELECTRIFICATION**: Concealed wiring at walls and ceiling up to switch board having 15 Nos. of points for fan, light, power sockets etc.

13. MAIN DOOR

Calling Bell.

(Specification of Garage)

1. R.C.C. Foundation and foundation structure.
2. inside wall 5" & 3".
3. Outside wall 8".
4. Plastering - Cement & Sand plastering (without colour).
5. Shutter - One rolling Shutter.
6. Floor - Net Cement.

Any extra work, addition or alteration in the flat other than our standard specification shall be done subject to the approval of the supervising Engineer. The requisite extra cost shall be borne by the purchaser and such cost shall be deposited to the Developer before the execution of work.

CESC power supply will be provided upto meter board but security money and meter cost to be borne by the purchaser and land owners. For setting up the transformer for such work if required by the requisition of *CESC* cost and expenses will be borne by all the flat owners except the land owners.

SCHEDULE FIFTH COMMON AREAS AND FACILITIES

ALL THAT common sewerage, main Gate, water Tanks, roof, pumps, Electric meter for stair case and yard lighting including pump, Electric main lines, lift, pavement/Drive ways, common two wheeler Garage and all vacant space etc.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective signatures and seals the day, month and year first above written.

Signed and Delivered by the Land owner
and the Developer at Barrackpore,
in the presence of :

1. *Kalyan Kumar Adak*
12/1106 Kalyan Adak
12/1106 Kalyan Adak
P.O. B.D. Saha 700116
2. *Sahel Hossain*
64/15. Marriem Mohd.
Sadar Bazar. Barasat
Dist. Kolkata: 700120.

Sahel Hossain

Signature of the Land owner

PURBA DEVELOPERS

Sahel Hossain
Partner

PURBA DEVELOPERS

Mohd. Saikat Khan
Partner

Signature of the Developer

MEMO

✓ Received Rs. 12,50,000 (Rupees Twelve Lakh Fifty Thousand) only from the developer herein in presence of the following witnesses by the following manner:

Date	Cash/Cheque/DD	Bank	Amount
04/05/21	DD-501612	ICICI Bank	12,50,000/- ✓

[Handwritten mark]

Total Rs. 12,50,000/-
(Rupees Twelve Lakh Fifty Thousand) only

Witnesses:

1. *Kalyan Kumar*
124/1006 Kल्यान कुमार
P.O. B.D.
Kalyan Kumar 700116

2. Sahel Hussain
64/65 - Marriem Mohd.
Sadar Enzar, Barrackpore
Dist. Kolkata - 700120

[Signature]
Signature of the Land owner

Drafted by
Biswajit Deb
SRI BISWAJIT DEB
Advocate
Barrackpore Court
Enrollment No. F-857/97

COMPUTER TYPED BY

Santanu Gupta


SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

**THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT NAME DULAL CH ADAK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE


SIGNATURE..... Dulal ch Adak


 RIGHT HAND FINGER PRINT

2. LEFT HAND FINGER PRINT NAME SAUKAT HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE


SIGNATURE..... Saukat Hossain


 RIGHT HAND FINGER PRINT

3. LEFT HAND FINGER PRINT NAME MRINOL SURD DHAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... Mrinol Surd Dhar


 RIGHT HAND FINGER PRINT

4. LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE..... _____

Space for Photo

 RIGHT HAND FINGER PRINT

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

GRN Details

GRN: 192021220010285391
GRN Date: 10/05/2021 17:54:40
BRN: IK0BCPETJ8
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 10/05/2021 17:05:01
Payment Ref. No: 2000879993/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Arindam sarkar
Address: Ruiya
Mobile: 9874667687
Depositor Status: Others
Query No: 2000879993
Applicant's Name: Shri Biswajit Deb
Identification No: 2000879993/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000879993/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2000879993/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	12521
			Total	21542

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Query No :	I-1524-03571/2021	Date of Registration	11/05/2021
Query No / Year	1524-2000879993/2021	Office where deed is registered	
Query Date	30/04/2021 6:22:20 PM	1524-2000879993/2021	
Applicant Name, Address & Other Details	Biswajit Deb Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830256064, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,50,000/-]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 63,10,313/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 12,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, JI No: 2,
Pin Code : 700117

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-6630 (RS :-)	LR-1825/1	Bastu	Bastu	3 Katha 10 Chatak	29,70,000/-	62,80,313/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					5.9813Dec	29,70,000 /-	62,80,313 /-	



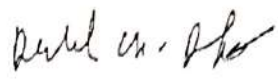
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Card Details :

Name,Address,Photo,Finger print and Signature



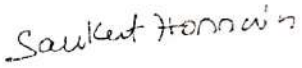


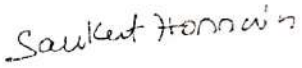


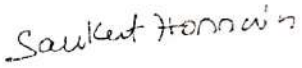
Name	Photo	Finger Print	Signature
Shri Dulal Chandra Adak (Presentant) Son of Shri Lakshmi Narayan Adak Executed by: Self, Date of Execution: 11/05/2021 , Admitted by: Self, Date of Admission: 11/05/2021 ,Place : Office	 11/05/2021	 LTI 11/05/2021	 11/05/2021

Khardaha Thana Road, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx6J, Aadhaar No: 45xxxxxxxx4654, Status :Individual, Executed by: Self, Date of Execution: 11/05/2021 , Admitted by: Self, Date of Admission: 11/05/2021 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Purba Developers 5/A, B T Road, Barrackpore, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123 , PAN No.:: ABxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Saukat Hossain Son of Late Aktar Hossain Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office </td> <td>  May 11 2021 12:23PM </td> <td>  LTI 11/05/2021 </td> <td>  11/05/2021 </td> </tr> </tbody> </table> <p>64/65, Mariam Mohal, Sadar Bazar, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3A, Aadhaar No: 85xxxxxxxx5997 Status : Representative, Representative of : Purba Developers (as Partners)</p>	Name	Photo	Finger Print	Signature	Saukat Hossain Son of Late Aktar Hossain Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office	 May 11 2021 12:23PM	 LTI 11/05/2021	 11/05/2021
Name	Photo	Finger Print	Signature						
Saukat Hossain Son of Late Aktar Hossain Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office	 May 11 2021 12:23PM	 LTI 11/05/2021	 11/05/2021						



Name	Photo	Finger Print	Signature
Shri Mrinal Sutradhar Son of Late Manick Sutradhar Date of Execution - 11/05/2021, Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office	 May 11 2021 12:23PM	 LTI 11/05/2021	 11/05/2021
Ruiya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4M, Aadhaar No: 58xxxxxxxx9122 Status : Representative, Representative of : Purba Developers (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bishu Dey Son of Late Mukul Dey Bara Kanthalia, P.O:- Sewli Telinipara, P.S:- Titagarh, District:-North 24- Parganas, West Bengal, India, PIN - 700121	 11/05/2021	 11/05/2021	 11/05/2021
Identifier Of Shri Dulal Chandra Adak, Saukat Hossain, Shri Mrinal Sutradhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Chandra Adak	Purba Developers-5.98125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Chandra Adak	Purba Developers-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, JI No: 2,
 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6630, LR Khatian No:- 1825/1	Owner: দুলাল চন্দ্র আদক, Gurdian: লক্ষীনারায়ন Address: নিজ , Classification: বাড়, Area: 0.06000000 Acre,	Shri Dulal Chandra Adak



11-05-2021

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 11:26 hrs on 11-05-2021, at the Office of the A.D.S.R. SODEPUR by Shri Dulal Chandra Adak ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63,10,313/-

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

Execution is admitted on 11/05/2021 by Shri Dulal Chandra Adak, Son of Shri Lakshmi Narayan Adak, Khardaha Thana Road, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Others

Indetified by Shri Bishu Dey, , Son of Late Mukul Dey, Bara Kanthalia, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2021 by Saukat Hossain, Partners, Purba Developers, 5/A, B T Road, Barrackpore, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123

Indetified by Shri Bishu Dey, , Son of Late Mukul Dey, Bara Kanthalia, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 11-05-2021 by Shri Mrinal Sutradhar, partners, Purba Developers, 5/A, B T Road, Barrackpore. P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123

Indetified by Shri Bishu Dey, , Son of Late Mukul Dey, Bara Kanthalia, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,521/- (B = Rs 12,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2021 5:56PM with Govt. Ref. No: 192021220010285391 on 10-05-2021, Amount Rs: 12,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCPETJ8 on 10-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

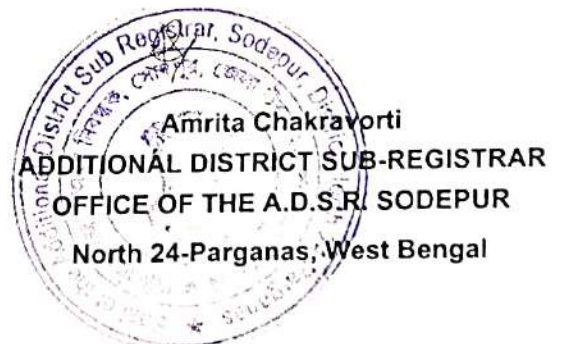
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 176, Amount: Rs.1,000/-, Date of Purchase: 01/02/2021, Vendor name: S Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2021 5:56PM with Govt. Ref. No: 192021220010285391 on 10-05-2021, Amount Rs: 9,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCPETJ8 on 10-05-2021, Head of Account 0030-02-103-003-02



Document of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2021, Page from 139827 to 139865
being No 152403571 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.06.17 13:47:46 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/06/17 01:47:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)