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1358/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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and that the said parties admitted
 expiration of the signature sheet and the
 and instrument sheet attached with this
 instrument are the part of this document

MEMORANDUM OF THIS DEVELOPMENT JOINT VENTURE AGREEMENT made on this

21st
 day of February 2024
 South 24 Parganas

21 FEB 2024

BY AND BETWEEN

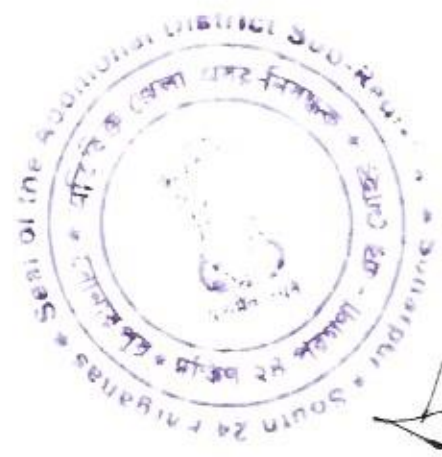
No. 1516 Date 16-02-2024 Rs. 5000

Name
Address

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

T. K. Chakraborty
Advocate
Barabur Court

[Handwritten signature]



Add. Dist -Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2024

Asparkar Sen
S/O, Late Niroda Gunjam Sen
6, Madhal Nehrui Road
Kolkata - 700 029
Business

(1) **Sri Partha Sarathi Das** (having PAN : ADRPD3158L, Aadhaar No.8496 2026 4760, Phone No.9830168636) son of Late Rabindranath Das, buy faith : Hindu, by Occupation : Business, Nationality : Indian (2) **Smt. Aruna Das** (having PAN : AGTPD1564B, Aadhaar No.4707 6952 5325, Phone No.9836280591) wife of Sri Partha Sarathi Das, buy faith : Hindu, by Occupation : House-wife, Nationality : Indian (3) **Sri Indranil Das** (having PAN : CJKPD5983J, Aadhaar No.6683 8347 7414, Phone No.8420986689) son of Sri Partha Sarathi Das, buy faith : Hindu, by Occupation : Student, Nationality : Indian (4) **Sri Asutosh Das** (having PAN : AFYPD1472N, Aadhaar No.5943 3237 0692, Phone No.9830495745) son of Late Rabindranath Das, buy faith : Hindu, by Occupation : Business, Nationality : Indian (5) **Smt. Swapna Das** (having PAN : AITPD1492J, Aadhaar No.7253 2548 6465, Phone No.9830871773) wife of Asutosh Das, buy faith : Hindu, by Occupation : House-wife, Nationality : Indian all 1 to 5 residing at 83, Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata-700153, District South 24 Parganas, (6) **Sri Sanjib Dey** (having PAN : BAVPD4231N, Aadhaar No.3429 8939 0227, Phone No. 8777825874) son of Late Atul Dey, buy faith : Hindu, by Occupation : Business, Nationality : Indian, residing at Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata – 700153, District South 24 Parganas, hereinafter jointly and collectively called and referred to as the **OWNERS/VENDORS**, (which expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include, their heirs, successors, executors, administrators legal representative and assigns) of the **FIRST PART**

AND

(2) **M/S.PARADISE LAND & HOUSING CO.**, having its principle place of business at 1D, Milan Park, P.O.Garia,P.S.Patuli,Kolkata-700084, a proprietorship business of **SRI DIPAK KARMAKAR**, (PAN- AIEPK 9983A, Aadhaar No. 2950 7807 3688, Phone-9831007742) son of Late Gopal Chandra Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, residing at A2/2, Baghajatin Pally, P.O. Regent-Estate, P.S. Netaji Nagar, formerly Jadavpur, Kolkata-700092, at present residing at 1/11 A, EKTA HEIGHTS, 56 Raja S.C. Mallick Road, PO. & P.S. - Jadavpur, Kolkata - 700 032, District South 24-Parganas, hereinafter referred to as the "**PROMOTER/ DEVELOPER**", (which expression shall, unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, representatives, executors and administrators and assigns) of the **SECOND PART**.

The Owners/Vendors, the Promoter/Developer shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

The Owners/Vendors, i.e. **Sri Partha Sarathi Das, Smt. Aruna Das, Sri Indranil Das, Sri Asutosh Das, Smt. Swapna Das** all are residing at 83, Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata – 700153, District South 24 Parganas and **Sri Sanjib Dey** residing at Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata – 700153, District South 24 Parganas, seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of converted Bahutal Abasan land measuring more or less 20Cottahs 12Chattaks 14Sq.ft(the split up of the land being :-

7 Cottahs 15 Chattaks 33 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1865 plus 3 Cottahs 7 Chattaks 43 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1866 plus 2 Cottahs 6 Chattaks of R.S.Dag No.709, L.R.Dag No.800, R.S.Khatian No.110 L.R.Khatian No.2241 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3141 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.1866 plus 1 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3140 plus 1 Cottah of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3150 plus 2 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.2241) situated and lying at Mouza-Ramchandrapur, J.L.No.58, Pargana-Mugura, A.D.S.R.office at Sonarpur, P.S. Narendrapur (previously Sonarpur), R.S.No.196, Touzi No.110, comprising in R.S.Dag Nos.706, 709 & 718, L.R.Dag Nos.797, 800 & 806, R.S.Khatian Nos.86, 110 & 174, L.R.Khatian Nos.1865, 2241, 1866, 3140, 3141 & 3150, Holding No.2076, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103, hereinafter referred to and constituting the SAID PROPERTY and/or as the "SAID ENTIRE PROPERTY" (as hereinafter defined), more fully described in **FIRST SCHEDULE** hereunder & also shown in the map or plan annexed hereto by RED border.

The Title Documents of the Owners as follows:-

PART - I

WHEREAS one Atul Chandra Biswas was the sole and absolute owner of a plot of land measuring 33 Decimals lying and Situated at Mouza-Ramchandrapur, Pargana-Magura, J,L.No58, C.S and R.S. Khatian No.86 and R.S. Dag No.706 and thereafter the said Atul Chandra Biswas died intestate leaving behind his only son Sri Satya kinkar Bisaws as his legal heirs and successors and claimants subsequently Sri Satya kinkar Bisaws become the sole and absolute owner of a plot of land measuring 33 Decimal, lying and Situated at Mouza Ramchandrapur, Pargana Magura, J,L.No58, C.S and R.S. Khatian No.86 and R.S. Dag No.706.

ANDWHEREAS thereafter the said Sri Satya Kinkar Bisaws Gifted his entire plot of land lying and situated at Mouza Ramchandrapur, Pargana Magura, J,L.No58, C.S and R.S. Khatian No.86 and R.S. Dag No.706 to his only son Sri Biswajit Biswas through a Registered Deed of Gift. The said Deed of Gift was registered in the office of Sub- Registrar at Sonarpur and it was recorded in Book No.I, Volume No. 42, Pages from 277 to 281, Being No.2798 dated 01.06.1981.

ANDWHEREAS the said Biswajit Biswas being seized and possessed of aforesaid Plot of land divided the said entire plot of land into different plots and thereafter the said Biswajit Biswas sold conveyed and transferred a plot land measuring about 4 Katha 12 Chhatak 14 Sqft being Plot No.14 Mouza Ramchandrapur, Pargana Magura, J,L.No58, C.S and R.S. Khatian No.86 and R.S. Dag No.706 to one Sourav Mukhopadhyay and Kaustav Mukhopadhyay through a registered Deed of Sale on 29.6.1994. The said Deed of Sale was registered in the office of A.D.S.R at Sonarpur and it was recorded in Book No.I, Volume No.57, Pages from 261 to 266, Being No.3904 for the year 1994.

ANDWHEREAS the said Sri Biswajit Biswas further sold conveyed and transferred a plot of land measuring about 03 Cottahs 07 Chattak 43 Sq.ft. being Plot No.15 lying and situated at Mouza Ramchandrapur, Pargana Magura, J,L.No. 58, C.S and R.S. Khatian No.86 and R.S. Dag No.706 to one

Sri Arijit Mukherjee through a Registered Deed of Sale on 29.6.1994. The said Deed of Sale was registered in the office of A.D.S.R. at Sonarpur and it was recorded in Book No.I, Volume No.57,Pages 268to 274,BeingNo.3905forthe year1994.

ANDWHEREAS the said Sri Biswajit Biswas further sold conveyed and transferred a plot of land measuring about 03Cottahs 03Chattak 19Sq.ft.beingPlot No.16 lying and situated at Mouza Ramchandrapur, Pargana Magura, J,L.No 58, C.S and R.S. Khatian No.86 and R.S. Dag No.706 to one Sri Surojit Mukherjee through a Registered Deed of Sale. The said Deed of Sale was registered in the office of A.D.S.R. at Sonarpur and it was recorded in Book No.I, Volume No.57,Pages 275to 280,BeingNo.3906forthe year1994 dated 29.6.1994.

ANDWHEREAS thereafter the said Sri Surojit Mukherjee sold conveyed and transferred a plot of land measuring about 03 Cottahs 03 Chittaks 19 Sq.ft being Plot No.16 lying and situated at Mouza Ramchandrapur, ParganaMagura. J.LNo58, CS and RS Khatian No.86 and R.S Dag No706 to Major Soumen Adhikary through a Registered Deed of Sale. The said Deed of Sale was registered in the office of Addl. District Sub-Registrar at Sonarpur and it was recorded in Book No.I, VolumeNo.39, Pages from 269 to277, Being No.2245 for the year 2003 dated 07.03.2003.

AND WHEREAS thereafter the said Sri Sourav Mukhopadhyay and Kaustav Mukhopadhyay sold conveyed and transferred a plot land measuring about04Cottahs 12 Chattak 14 Sqft being Plot No. 14 lying and situated at MouzaRamchandrapur,ParganaMagura,J,L.No58, C.S and R.S. Khatian No.86andR.S. Dag No.706toSri Partha Sarathi Das, the Owner/Vendor no.1 througha Registered DeedofSale. Thesaid Deed of Sale was registered in the office of D.S.R-IV at Alipore and it was recorded in Book No.I, Volume No. 21, Pages from 2160 to 2178, Being No.3506 for the year 2004 which was executed on 16.8.2004 and completion on 17.8.2004. After that the said Sri. Partha Sarathi Das the Owner No.1 got his name mutated at the office of B.L.& L.R.O. vide L.R. Dag No.797 and L.R. Khatian No.1865 and Converted the aforesaid land from Danga to Bahutal Abasan vide Application dated 16.8.2018 and Conversion has been allowed vide approval no. CN/2018/1615/158 dated 5.7.2019.

AND WHEREAS thereafter the said Sri Arijit Mukherjee sold conveyed and transferred a plot of land measuring about 03 Cottahs 07 Chittaks 43 Sq.ft. being PlotNo.15, lying and situated at Mouza : Ramchandrapur, Pargana : Magura, J.L. No58, C.S and R.S. Khatian No.86andR.S. Dag No.706toSriAsutosh Das, the Owner No.4througha Registered Deed of Sale. The said Deed of Sale was registered in the office of D.S.R-IV at Alipore and it was recorded in Book No.I, Volume No. 21, Pages 2135 to 2159, and BeingNo.3505forthe year 2004 which was executed on 16.8.2004 and completion on 17/08/2004. After that the said Sri Asutosh Das got his name mutated at the office of B.L. & L.R.O. vide L.R. Dag No.797 and L.R. Khatian No.1866 and Converted the aforesaid land from Danga to Bahutal Abasan vide Application dated 18.4.2019 and Conversion has been allowed vide approval no. CN/2019/1615/276 dated 10.6.2019.

AND WHEREAS thereafter the said Major Soumen Adhikary sold conveyed and transferred a plot of land measuring about 03Cottahs 03 Chittaks 19 Sq.ft. being PlotNo.16, lying and situated at Mouza - Ramchandrapur, Pargana-Magura,J,L.No.58, C.S and R.S. Khatian No.86andR.S. Dag No.706toSri Partha Sarathi Das, the Owner No.1througha Registered Deed of Sale. The said Deed of Sale was registered

in the office of A.D.S.R. Sonarpur and it was recorded in Book No.I, Volume No. 12, Pages from 344 to 355, Being No.3945 for the year 2010 dated 06.04.2010. After that the said Sri Partha Sarathi Das got his name mutated at the office of B.L. & L.R.O. vide L.R. Dag No.797 and L.R. Khatian No.1865 and Converted the aforesaid land from Danga to Bahutal Abasan vide Application dated 16.8.2018 and Conversion has been allowed vide approval no. CN/2018/1615/158 dated 5.7.2019.

AND WHEREAS by virtue of aforesaid sale deeds, the said **Sri Partha Sarathi Das** (Owner No.1 herein and **SRI ASUTOSH DAS** (Owner No.4 herein) became the absolute separate owners of the land measuring more or less 11 Cottahs 7 Chattaks 31 Sq.ft. being plot Nos. 14,15 16 situated and lying at Mouza-Ramchandrapur, J.L.No.58 comprising in R.S.Dag No.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian Nos. 1865 & 1866, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.

PART- II

AND WHEREAS one Sri Krishnapada Sardar, Sri Satish Chandra Sardar, Sri Patitpaban Sardar and Sri Nishikanta Naskar were seized and possessed of or otherwise well and sufficiently entitled to the land measuring 01 acre 49 decimals more or less lying and situated at Mouza-Ramchandrapur, J.L.No.58, comprised in Dag No. 718 appertaining to Khatian No.174 under P.S. Sonarpur, District 24 Parganas (South) and the said property was recorded in finally published Revisional Settlement Records of Rights in the name of the said Sri Krishnapada Sardar, Satish Chandra Sardar and Patitpaban Sardar and Nishikanta Naskar each having 4 aanas share i.e. 37.25 decimals of land.

AND WHEREAS for better enjoyment and peaceful possession the said Krishnapada Sardar and others made an unregistered amicable partition between themselves according to a plan made by a surveyor and they seized and possessed of land without any interruption or hindrances from others.

AND WHEREAS one of the co-sharer of the aforesaid land the said Krishnapada Sardar died intestate leaving behind his surviving legal heirs and successors as only wife Hasyamoni Sardar since deceased two sons namely Dharendra Nath Sardar and Rabindranath Sardar and four daughters namely Kanchan Gayen, Subala Biswas, Kajal Mondal and Laxmi Naskar to inherit his share of aforesaid land i.e. measuring 37.25 decimals left by him as per the Hindu Succession Act, 1956.

AND WHEREAS after demise of Krishnapada Sardar, the said Hasyamoni Sardar and six others jointly seized and possessed 1/7th share each to the said land measuring 37.25 decimals by way of inheritance.

AND WHEREAS the said Hasyamoni Sardar before her death executed and Registered a Deed of Gift in favour of her son Rabindranath Sardar in respect of her 1/7th share i.e. 12 decimal of land at Mouza – Ramchandrapur, J.L. No.58 58 (the split up of land being : 5 decimals in R.S. Dag No.736 and R.S. Khatian No.154; plus 2 decimals in R.S. Dag No.784, R.S. Khatian No.125 plus 5 decimals at R.S. Dag no.718, R.S. Khatian No.174 of the aforesaid land measuring about 37.25 decimal) and the said deed was registered in the office of A.D.S.R. Sonarpur vide Book No. I, Volume No.123, Pages from 224 to 227 and Being No. 5884 for the year 1983.

AND WHEREAS Nishikanta Naskar, one of the co-sharer of the said land sold transferred and conveyed his aforesaid share of land measuring 37.25 decimal out of 1 acre 49 decimals unto and in favour of Dharendra Nath Sardar and, Rabindra Nath Sardar, both sons of Krishnapada Sardar by a registered Deed of Sale which was duly registered in the office of A.D.S.R. Sonarpur, entered in Book No. I, Volume No.19, Pages from 199 to 201 and Being No.1365 for the year 1972.

AND WHEREAS by the way of aforesaid manner, the said legal heirs and successors of the said Krishnapada Sardar were jointly seized and possessed of the total land measuring 74.5 decimals and enjoyed peaceful possession and ownership without any interruption or hindrances from others. Out of this 74.5 decimals of land Rabindranath Sardar owned 5 decimals of land in R.S. Dag No.718 which he got as a Gift from his mother and also owned 37.25 decimals of land jointly with Dhirendranath Sardar, Rabindranath Sardar, Kanchan Gayen, Subala Biswas, Kajal Mandal and Laxmi Naskar owned 32.25 decimals of the said land.

AND WHEREAS with a view to dispose of the said land measuring 74.5 decimals the legal heirs and successors of the said Krishnapada Sardar made a scheme plan dividing the said land into various small plots providing common paths and passages thereto.

AND WHEREAS Dhirendranath Sardar, Rabindranath Sardar, Kanchan Gayen, Subala Biswas, Kajal Mondal and Laxmi Naskar sold a piece and parcel of land measuring 02 Katha 03 Chattak 33 Sq.ft. out of 74.5 decimalsto one Smt Nandita Chowdhury, wife of Sri Subrata Chowdhury by way of a Registered Deed of Conveyance duly registered in the office of A.D.S.R.Sonarapur, vide Book No.1, Volume No.35, Pages from 80 to 90 and Being No.2136 for the year1999.

ANDWHEREAS Dhirendranath Sardar, Rabindranath Sardar, Kanchan Gayen, Subala Biswas, Kajal Mondal and Laxmi Naskar further sold a piece and parcel of land measuring 02 Cottahs 10 Chhatak 40 sq.ft out of 74½ decimals to one Sri Subrata Chowdhury son of Late Rabindra Nath Chowdhury by way of a Registered Deed of Conveyance duly registered in the office of A.D.S.R. Sonarpur, vide Book No.1, Volume No.35, Pages from 151to 161 and Being No.2142 for the year1999.

ANDWHEREAS Dhirendranath Sardar, Rabindranath Sardar, Kanchan Gayen, Subala Biswas, Kajal Mondal and Laxmi Naskar further sold a piece and parcel of land measuring 02Cottahs 0 Chhatak 0 Sq.ft out of 74½ decimals to one Sri Debabrata Chowdhury, son of Late Rabindra Nath Chowdhury and Swapna Chowdhury, wife of Sri Debabrata Chowdhury by way of a Registered Deed of Conveyance duly registered in the office of A.D.S.R. Sonarpur, vide Book No.1, Volume No.35 and Being No.2143 for the year1999.

ANDWHEREAS the said Smt Nandita Chowdhury sold a piece or parcel of land measuring 02 Cottahs 3 Chittaks 33 Sq.ft. by way of a Registered Deed of Conveyance to Sri Asutosh Das and Smt Swapna Das, the OwnerNo.4 and 5 respectively duly registered in the office of D.S.R. IV, Alipore on 26.4.2017 vide Book No.1, Volume No.1604/2017 Pages from 53177 to 53201 and Being No.160401916 for the year 2017. After that the said Sri Asutosh Das and Smt. Swapna Das got their name mutated at the office of B.L. & L.R.O vide L.R. Dag No.806 and L.R. Khatian No.1866 & 3141 and Converted the aforesaid land from sali to Bahutal Abasan vide Application dated 18.4.2019 and Conversion has been allowed vide approval no. CN/2019/1615/273 dated 10.6.2019.

ANDWHEREAS the said Sri Subrata Chowdhury sold a piece and parcel of land measuring 02 Cattah 10 Chhatak 40 sqft by way of Registered Deed of Conveyance to Smt Aruna DasandSri Sanjib Dey the OwnerNo.2 and 6 respectively duly registered in the office of D.S.R. IV, Alipore on 26.4.2017 vide Book No.1, Volume No.1604/2017 Pages from 53150 to 53176 and Being No.160401917 for the year 2017. After that the said Smt. Aruna Das and Sri Sanjib Dey got their name mutated at the office of B.L. & L.R.O vide L.R. Dag No.806 and L.R. Khatian No.2241 and 3140 and

Converted the aforesaid land from sali to Bahutal Abasan vide Application dated 18.4.2019 and Conversion has been allowed vide approval no. CN/2019/1615/275 dated 10.6.2019 and vide approval No. CN/2019/1615/272 dated 10.6.2019.

ANDWHEREAS the said Sri Debabrata Chowdhury and Smt Swapna Chowdhury sold a piece and parcel of land measuring 02 Cattah 0 Chhatak 0 sqft by way of Registered Deed of Conveyance to Smt Aruna Das and Sri Indranil Das, the Owner No.2 and 3 respectively duly registered in the office of D.S.R. IV, Alipore on 26.4.2017 vide Book No.1, Volume No.1604-2017 Pages from 81557 to 81588 and Being No.160403101 for the year 2017. After that the said Smt. Aruna Das and Sri Indranil Das got their name mutated at the office of B.L. & L.R.O vide L.R. Dag No.806 and L.R. Khatian No.3150 and 2241 and Converted the aforesaid land from sali to Bahutal Abasan vide Application dated 18.4.2019 and Conversion has been allowed vide approval no. CN/2019/1615/274 dated 10.6.2019.

ANDWHEREAS by virtue of aforesaid sale deeds, the said ARUNA DAS (Owner No.2 herein), SRI INDRANIL DAS (Owner No.3 herein), SRI ASUTOSH DAS (Owner No.4 herein), SMT.SWAPNA DAS (Owner No.5 herein) and SRI SANJIB DEY (Owner No.6 herein) became the absolute separate owners of the land measuring more or less 6 Cottahs 14 Chattaks 28 Sq.ft. situated and lying at Mouza-Ramchandrapur, J.L.No.58 comprising in R.S.Dag No.718 L.R.Dag No.806, R.S. Khatian No.174, L.R. Khatian Nos. 2241,3150, 3141, 1866 & 3140, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.

PART -III

ANDWHEREAS one Panchanan Biswas son of Ramani Mohan Biswas, seized and possessed of or otherwise well and sufficiently entitled to the land measuring 81 decimal more or less lying and situated at Mouza-Ramchandrapur, Pargana-Magura, J.L. No.58, Re Sa No.196, Touzi No110, C. S. and R. S. Khatian No.110 and R.S. Dag no.709 by way of law of inheritance from the Late Ramani Mohan Biswas.

AND WHEREAS thereafter the said Panchanan Biswas, son of Ramani Mohan Biswas sold transferred and conveyed a plot of land measuring 4 decimals equivalent to 2 Katha 6 Chhatak 0 Sqft more or less lying and situated at Mouza-Ramchandrapur, Pargana-Magura, J.L. No.58, Re Sa No.196, Touzi No110, C. S. and R. S. Khatian No.110 and R.S. Dag No.709 under A.D.S.R. Sonarpur, P.S. Sonarpur, District South 24 Parganas to one Sri Jiban Roy son of Jitendra Nath Roy through a registered Deed of Sale. The said Deed was registered in the office of A.D.S.R. Sonarpur and it was recorded in Book No.1, Volume No.65, Pages from 101 to 103 and Being No.4407 for the year 1975 dated 27.10.1975. Thereafter the said Jiban Roy mutated his name with the record of B.L. & L.R.O and paid taxes in respect of the aforesaid land to the concerned authority.

ANDWHEREAS thereafter the said Sri Jiban Roy, son of Jitendra Nath Roy sold transferred and conveyed a plot of land measuring 4 decimals equivalent to 2 katha 6 chhatak 0 sqft more or less lying and situated at Mouza-Ramchandrapur, Pargana-Magura, J.L. No.58, Re Sa No.196, Touzi No110, C. S. and R. S. Khatian No.110 and R.S. Dag no.709 under S.R. Sonarpur P.S. Sonarpur District 24 Pargana South to Smt. Aruna Das wife of Sri Partha Sarathi Das the owner No.2 herein through a registered Deed of Sale. The said Sale Deed was registered in the office of D.S.R. IV Alipore and it was recorded in Book No.1, C.D Volume No.21 Pages from 1102 to 1115 and Being No.06010 for the year 2010 dated 4.8.2010. After that the said Smt. Aruna Das, wife of Sri. Partha Sarathi Das got her name mutated at the

office of B.L & L.R.O vide L.R. Dag no.800 and L.R. Khatian No.2241 and converted the aforesaid land from Sali to Bahutal Abasan vide Application dated 18.4.2019 and the conversion has been allowed vide Approval No. CN/2019/1615/275 dated 10.6.2019.

ANDWHEREAS by virtue of aforesaid sale deed, the said ARUNA DAS(Owner No.2 herein), became the absolute separate owners of the land measuring 4 decimals equivalent to more or less 2 Cottahs 6 Chattaks situated and lying at Mouza-Ramchandrapur, J.L.No.58 comprising in R.S.Dag No. 709, L.R.Dag No.800, R.S.Khatian No.110, L.R.Khatian No. 2241, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.

AND WHEREAS thus the Owners became the absolute separate owners of the converted Bahutal Abasan land measuring more or less 34 decimals equivalent to more or less 20 Cottahs 12 Chattaks 14 sq.ft. situated and lying at Mouza-Ramchandrapur, J.L.No.58 comprising in R.S.Dag No.706, 709 & 718, L.R.Dag No.797, 800 & 806, R.S.Khatian No.86, 110& 174,L.R.Khatian Nos.1865,2241,1866, 3140, 3141, & 3150 under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.

ANDWHEREAS subsequently Sri Partha Sarathi Das, Smt. Aruna Das, Sri Indranil Das, Sri Asutosh Das, Smt. Swapna Das and Sri Sanjib Dey mutually amalgamated their aforesaid respective land through a declaration which was duly Notarised dated 8.1.2018 and thereafter submitted the same before the Bonhooghly-1 Gram Panchayat. The Bonhooghly-1 Gram Panchayat allowed the said declaration and mutated the aforesaid different plots of land into one plot of converted Bahutal Abasan land measuring about 20 Katha 12 Chhatak 14 Sqft under Holding No.2076, (The Bonhooghly-1 Gram Panchayet, Receipt No.4072 dated 19.1.2018)

AND WHEREAS thus the said Owners became the absolute separate owners of the converted Bahutal Abasan land measuring more or less 20 Cottahs 12 Chataks 14 sq.ft. (the split up of the land being :- 7 Cottahs 15 Chattaks 33 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1865 plus 3 Cottahs 7 Chattaks 43 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1866 plus 2 Cottahs 6 Chattaks of R.S.Dag No.709, L.R.Dag No.800, R.S.Khatian No.110, L.R.Khatian No.2241 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3141 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.1866 plus 1 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3140 plus 1 Cottah of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3150 plus 2 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.2241) situated and lying at Mouza-Ramchandrapur, J.L.No.58, Pargana-Mugura, A.D.S.R.office at Sonarpur, P.S. Narendrapur (previously Sonarpur), R.S.No.196, Touzi No.110, comprising in R.S.Dag No.706, 709 & 718, L.R.Dag No.797, 800 & 806, R.S.Khatian Nos.86, 110 & 174, L.R.Khatian Nos. 1865, 2241, 1866, 3140, 3141 & 3150, Holding No.2076, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103, hereinafter referred to and constituting the SAID PROPERTY and/or as the "SAID ENTIRE PROPERTY" (as hereinafter defined), more fully described in **FIRST SCHEDULE** hereunder written and also shown in the map or plan annexed hereto by RED border line.

AND WHEREAS after purchasing and amalgamating the said properties in one Holding, the owners constructed boundary walls in respect of Holding No.2076 at their cost and they have been enjoying their purchased and amalgamated land without any interruption and hindrance.

AND WHEREAS thereafter on 13th June, 2018 the said owners entered into an agreement with M/S. Almour Construction (having PAN-ABJFA2812L), a registered Partnership Firm, having its place of business at Russa Road (East), 2nd Lane, presently known as Chinmoy Chattopadhyay Sarani, 2nd Lane, First Floor, P.O. Tollygunge, P.S. Charumarket, Kolkata 700033, for development of its property under specific terms and conditions contained therein which was registered at D.S.R.IV, South 24 Parganas, executed on 13.6.2018, entered in Book No. I, Volume No.1604-2018, Pages from 105802 to 105866 Being No.3720 for the year 2018 but due to some unavoidable circumstances the said M/S. Almour Construction could not perform its liabilities and obligations during the tenure of the said agreement and the said development agreement was terminated and cancelled by both the land owners and the M/S. Almour Construction on 21/02/2024 by virtue of a deed of Termination and Cancellation which was registered in A.D.S.R. Sonarpur on 21/02/2024 entered in Book No. I, Volume no.1608-2024, Being No. 1351 for the year 2024.

AND WHEREAS the owners herein also executed and registered a Development Power of Attorney in favour of the Almour Construction having PAN-ABJFA2812L, represented by its partners Smt. Sikha Modani and Sri Abhijit Bhattacharjee on 20th June, 2018 which was registered in D.S.R.IV, South 24 Parganas, executed on 13.06.2018 and completion on 20.06.2018, entered in Book No. I, Volume No.1604-2018, Pages from 112692 to 112737, Being No.3909 for the year 2018 and the said Development Power of Attorney also was terminated and cancelled and revoked by both the land owner and the M/S. Almour Construction on 21/02/2024 by virtue of a deed of Termination and Cancellation which was registered in A.D.S.R. Sonarpur on 21/02/2024 entered in Book No. IV, Volume no.1608-204, Being No. 0076 for the year 2024.

AND WHEREAS the said owner, for deriving optimum benefit and returns from its land, was desirous of developing the said land/property by constructing building through some Developer and accordingly the Developer herein expressed its intention to develop the said land and both of them have entered into this joint venture agreement on this date first above written.

AND WHEREAS the said owner, prior to entering into this agreement, assures, represents, confirms and warranties as follows :-

- (a) The said property is free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments, whatsoever and howsoever.
- (b) Save and except the Owner herein nobody has any right, title and/or interest or claim over and in respect of the said property in any manner whatsoever.
- (c) There is no legal bar or impediment to develop, to enter into any agreement for development and to deal with the said property in any manner whatsoever.
- (d) The said property is fully vacant and is under the physical possession of the Owners/Vendors herein and save and except the Owner nobody is in occupation in the said property or any portion thereof.

- (e) The Owner has a marketable title in respect of the said property and/or otherwise entitled to enter into this agreement with the Developer for development of the said property and the Owner undertake to indemnify the developer against any third party's claim and demand with regard to the title in respect of the said property or with regard to the development of the said property at its own costs and expenses, within a fortnight, failing which the owner shall indemnify the developer by paying business loss charges at the rate of 18% per annum on the security deposit retained with the owner until such time of owner's applying and obtaining necessary clearance and if the construction work be suspended or the developer be prevented from doing the construction work of the building for any activity of the owner then the completion time of the construction be reasonably stand extended.
- (f) The Owner shall assist and co-operate with the Developer to construct and complete the building on the said land within the stipulated period and also to sell the Developer's allocation.
- (g) The said property is not subject to any acquisition, requisitions whatsoever by statutory authority or by any public body.
- (h) The Owner does not hold any vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act. 1978.
- (i) There is no attachment either Public Demand Recovery Act or under the Income Tax Act or under Wealth Tax Act or under any other acts or statutes in respect of the said property.
- (j) The said property is not hit by any road alignment or any acquisition, requisition or any other Authority and the said property is fit for equitable mortgage.
- (k) The Owner will pay all taxes, dues, outgoings payable in respect of the said property up to the date of handing over possession of the said property and also undertakes to pay all taxes, dues, maintenance charges, amenities charges like transformer, power back-up, iron removal plant etc. and the charges for corpus fund as applicable to the other flat owners, from the date of taking possession or notice of intimation to take possession of the Owner's allocation, whichever is the earlier.
- l) The said property is not under any charge or attachment for payment of alimony endemnity or maintenance by an order of any court of law.
- (m) The Owner shall apply and obtain all necessary permissions and certificate as may be required for development of the said property.
- (n) The owner shall sign all papers and documents as may be required for obtaining plan sanctioned, construction, to borrow money from any Bank or Financial Institutions and development of the said property.
- (o) Relying on the assurances and representations made by the Owner to the developer as aforesaid and believing the same to be true and acting on good faith, the developer has agreed to develop the said property on the terms and conditions hereinafter appearing.

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

1. **DEFINITION ::** In this presents unless contrary hereto or anything repugnant thereto the following expressions subject or context shall have the following meaning :-
- a) **OWNERS** shall mean (1) **Sri Partha Sarathi Das** (having PAN : ADRPD3158L) (2) **Smt. Aruna Das** (having PAN : AGTPD1564B) (3) **Sri Indranil Das** (having PAN : CJKPD5983J) (4) **Sri Asutosh Das** (having PAN : AFYPD1472N) (5) **Smt. Swapna Das** (having PAN : AITPD1492J) all 1 to 5 are by faith : Hindu, Nationality : Indian, residing at

83, Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata – 700153, District South 24 Parganas, (6) **Sri Sanjib Dey** (having PAN : BAVPD4231N), buy faith : Hindu, Nationality : Indian, residing at Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata – 700153, District South 24 Parganas, hereinafter jointly and collectively called and referred to as the **OWNERS/VENDORS**(which expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include, their heirs, successors, executors, administrators legal representative and assigns).

b) **DEVELOPER shall mean M/S.PARADISE LAND & HOUSING CO.**, having its principal place of business at 1D, Milan Park, P.O. Garia, P.S. Patuli, Kolkata-700084, a proprietorship business of **SRI DIPAK KARMAKAR, (PAN- AIEPK 9983A, Aadhar No. 2950 7807 3688, Phone-9831007742)** son of Late Gopal Chandra Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, residing at 1/11 A, Ekta Heights, 56 Raja S.C. Mallick Road, Post office & Police Station-Jadavpur, Kolkata - 700 032, District South 24-Parganas, hereinafter referred to as the "**PROMOTER/DEVELOPER**", (which expression shall, unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, representatives, executors and administrators and assigns).

c) **PROPERTY** shall mean **ALL THAT** piece and parcel of converted Bahutal Abasan land measuring more or less 20Cottahs 12 Chattaks 14 Sq.ftlying and situated at Mouza-Ramchandrapur,Pargana-Magura,J,L.No.58, R.S. Khatian Nos.86, 110 and 174, R.S. Dag Nos.706, 709 and 718, L.R. Dag Nos.797, 800, and 806 L.R. Khatian No.1865, 1866, 2241, 3140, 3141, and 3150, under Bonhooghly Gram Panchayat-1, Holding No.2076, P.Š. Narendrapur (previously Sonarpur), District-South 24-Parganas, Kolkata - 700103more fully and particularly mentioned and described in the First Schedule hereunder written.

d) **BUILDING** shall mean the proposed multi-storeyed building or buildings with lift to be constructed and completed at the said property in accordance with the building plan to be sanctioned and/or revised sanctioned and/or modified by the appropriate authority of Bonhooghly-1 Gram Panchayat and shall comprise various flats, units, apartments, commercial spaces and car parking spaces whether covered or uncovered.

e) **COMMON AREAS INSTALLATIONS AND FACILITIES** shall include hall-ways, stair-ways, passage-ways, drive-ways, underground water reservoir(s) without water connection, overhead water tank(s), submersible pump with motor, lightings for common spaces, lift other facilities as shall be provided by the developer as required for the establishment, location, common enjoyment provisions, maintenance and/or management of the building by and for the flat-owners, including that of the owner of the land themselves and subsequent co-owners as per agreement.

f) **SALEABLE SPACE** shall mean the space in the building along with the undivided share of land as available for the independent use and occupation after making due provisions for the space for common facilities and amenities and the space required therefor along with stair roof etc.

g) **INTENDING PURCHASERS** shall mean the various person or persons intending to acquire the various flats/ garage/ car parking space/commercial space/units/apartments/constructed spaces on ownership basis in the said proposed building.

h) **CO-OWNER** according to the context shall mean all the persons who purchase or agree to purchase or own units/car parking spaces in the said building.

i) **COMMONEXPENSES** shall mean include all expenses for the maintenance, management,

upkeep of the property and in particularly the common areas installations and facilities and for rendering services in common with the co-owner including those mentioned in the FOURTH SCHEDULE hereunder.

j) **COMMON PURPOSE** shall mean and include the purpose of managing maintaining and keeping the proposed building and the said property (an in particular the common areas installations and facilities) rendering of common service in common expenses and dealing with the matters of common interest of the co-owner and relating to their manual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installations and facilities in common.

k) **BUILDING PLANS** shall mean and include such plan and/or plans for the construction of the said proposed building/buildings to be sanctioned by the competent authority of Bonhooghly-1 Gram Panchayat for the construction of the building/buildings including its modification, alteration and/or revisions for the said proposed project.

l) **SUPER BUILTUP AREA** on any unit shall be and be deemed to be the built-up/plinth area of the flat comprised in any unit including all the boundary walls thereof together with proportionate share of all common covered areas in the building, it been clarified that lift walls lobbies and staircases of all the floors shall be deemed to be common covered areas while the area of the common covered/open car parking spaces shall not be included in the computation of such super covered area and the certificate of the Architect of the building appointed for the time being by the Developers shall be and be deemed to be conclusive in this regard.

m) **ADVOCATE** shall mean Advocate or advocates as the Developer may appoint from time to time.

n) **TITLE DEED** shall mean all the deeds and documents of title relating to the said property which shall be handed over in original to the Developer at the time of execution of this Agreement and the said original copies of title relating to the said property will be handed over to the Owner's Association after its formation and after handing over all the flats, car parking space, garage from the developer's allocation to the respective owners/occupiers.

o) **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupation for residential or any other purpose along with proportionate share of the space required for the common portions and/or common facilities and along with proportionate undivided share in the land.

p) **OWNER'S ALLOCATION** shall mean 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks along with undivided proportionate share of land as available for dependent use and occupation after making due provisions for common facilities and amenities and the space required therefor, in several units of different size on all floors of the proposed building, to be constructed on the concern property, as per sanctioned building plan to be approved by the appropriate authority and as per terms and conditions to be contained therein and also subject to restriction of building rules and the simultaneous obvious and implied right to enjoy with other co-owners the common facilities and amenities as described and pledged before more fully described in the Fourth Schedule (common facilities and amenities) hereunder written TOGETHERWITH the right to use and enjoy all common areas and facilities for the land and the proposed building to be constructed on the said property and the actual allocation of the said 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks (out of 38% of owner's allocation 50% to be allotted to the owner at its desire and choice and rest 50% to be allotted to the owner at developer's desire and choice).

shall be demarcated and specified after obtaining approval from the appropriate authority then a Supplementary Agreement to be executed agreed and signed by and between the parties here in and the same shall be treated as part and parcel of this registered development agreement.

- p) **SECURITY DEPOSIT** shall mean a sum of Rs.1,00,00,000/- (Rupees One Crore only), which the owner, in consideration of the forgoing covenants, desire to retain as refundable advance and the developer in compliance with the desire of the owner agreed to pay the same and it has been paid by the developer to the owner within or on signing of this agreement and the owner hereby admit and acknowledge the same (specifically mentioned in memo of consideration hereunder) with execution and registration of this agreement. It is further agreed by and between the parties that the Owners shall adjust the entire amount with the sanctioned covered area of the flat @2500/ per sft.
- q) **DEVELOPER'S ALLOCATION** shall mean the remaining portion of the proposed building i.e. 62% of the total flat, car-parking area to be constructed on the First Schedule property i.e. the total saleable space along with the undivided share of land and other common areas and facilities of the property including boundary walls, roof, covered or uncovered car parking spaces save and except the owner's allocation as aforesaid and the Developer shall have exclusive and absolute right to sell, sell, transfer of his allotted share to the intending purchasers of his choice and the owners shall not make any claim demand of the sale proceeds of the allotted portion of the developer.
- r) **ARCHITECT** shall mean any person or persons and/or firm appointed by the developer for designing and planning of the said proposed building to be constructed at the said property, prepare modification of plan, alterations of the plan of the building on the said property and obtain the required sanction for construction of such building from the appropriate authority.
- s) **TRANSFER** with its grammatical variations shall include transfer of possession under an agreement or part performance of a contract or absolute transfer and/or by any other means adopted for effecting that is understood as a transfer of space of the proposed building and also as defined under section 2(47) (I) (VI) 268UA (a) f (i) and (ii) of the Income Tax Act, 1961 all though the same may not amount to a transfer within the meaning of transfer of Property Act, 1882.
- t) **TRANSFeree** shall mean a person, persons, firm, limited company, Association of persons or body or individuals to whom residential flat/garage or any other space in the building has been transferred or to be transferred.
- u) **ASSOCIATION** shall mean any Association, Syndicate Committee, Limited Company or Registered Society that may be formed together with all the existing purchasers of the flat or nominated by the Owner for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Owner and the intending purchasers but not inconsistent with the provisions and covenants herein contained.
- v) **UNITS** shall mean the flats and/or constructed space or spaces built and constructed or intended to be built and constructed at the said property and/or constructed area capable of being exclusively held or occupied by a person and/or persons available for independent use and occupation after making due provision for common facilities and amenities and the space required thereof at the said property.
- w) **PARKING SPACE** shall mean the spaces meant or earmarked within the property of the building as also at the ground level in the open and abutting the said building for parking of motor cars as well as covered car parking spaces.
- x) **FORCE MAJURE** shall be flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto.

y) **ARBITRATOR** shall mean a lawyer appointed by both the parties herein jointly for solving any dispute/differences that may arise between the parties in connection of the construction of the proposed building and all the terms and conditions mentioned herein.

z) **JURISDICTION** : Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of the Agreement.

aa) **WORDS** importing singular number shall include in plural number and vice-versa AND words importing masculine gender shall include the feminine and neuter genders AND likewise words importing feminine gender shall include the masculine and neuter genders and vice-versa and NEUTER gender shall include the masculine and feminine genders.

2. COMMENCEMENT OF THIS AGREEMENT

a) This agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution of this agreement.

b) Unless determined by both the parties by mutual consent this agreement shall remain in full force and effect until such time the said building is completed and handed over to the intending purchaser of the proposed building, after providing and giving possession to owner their relevant shares, described already and compiled subsequently in the second schedule hereunder.

3. THE DEVELOPER'S OBLIGATION AND RIGHT

(1) The Developer shall be at liberty to cause all necessary searches and examine at its own costs with regard to the marketability of the title of the property and all legal incidents and matters in relation to the property and if it is found in any way encumbered or effected, including those hereinbefore recited also hereinafter stated and the developer, if necessary, furnish any requisitions, objections in connection of the property, the Owner shall reply to the same with supporting documents within a fortnight.

(2) The Developer shall be at liberty to have the said land surveyed and/or measured and to have the soil of the said land appropriately tested at its own costs.

(3) The Developer shall demolish the existing structures on the said land and shall dispose of the said salvage and will be entitled to use entire salvage or its entire value and the Owner shall not have any claim in this account in any manner whatsoever.

(4) The Developer after removal of the said salvage at its own costs and expenses shall erect and complete the building/buildings as may be sanctioned by the Bonhooghly-1 Gram Panchayat by using the standard materials specified in the Fifth Schedule hereunder written and shall have the right to construct and use the portion of the said building allotted to the Developer for commercial purposes after proper plan sanctioned by the Developer. It is made clear that on the portion of ground floor will be for car parking, covered car parking as well as open, darwans' room, common toilet, community hall, gym room, association room, meter room etc., which the developer think fit proper and necessary.

(5) The Developer shall start the construction of the said property within three months from the date of obtaining vacant possession of the said property and subject to obtaining the plan sanctioned by the Bonhooghly-1 Gram Panchayat, whichever is later, and shall complete the same within 36 (thirty-six) months from the date of delivery of actual vacant peaceful possession of the property to the developer or the date of obtaining approval of building plan and/or the date commencement of the construction whichever is later with a further extended of 6 (six) months as may be necessary for the completion of the building/s complex which shall be mutually agreed upon by the Owners and the Developer.

- (7) The Developers shall ensure that the residential or any other space in the building to be erected on the said land shall be habitable with adequate electrical, water supply connections, drainage and sewerage.
- (8) The Developer out of its own costs and expenses complete and construct the building/buildings and the same shall be completed on the said property within the period as mentioned hereinabove except the suspension of the work due to force majeure events.
- (9) The Developer shall obtain an Occupancy Certificate from the Bonhooghly-1 Gram Panchayat in respect of the said building and must provide a copy thereof to the Owner, together with a copy of the "Sanctioned Plan" within 8 months from the date of handing over possession of the Owners' allocation or from the date of intimation to takeover possession of the owner's allocation to the Owner in writing.
- (10) The Developer shall pay all costs, charges and expenses with regard to the outgoings payable in respect of the said property on and from the date of obtaining vacant possession of the said property and up to the date of handing over possession of the Owner' allocation or intimation to take over possession of the owner's allocation to the Owner in writing whichever is the earlier.
- (11) If required, the Developer shall be at liberty to modify, alter and amend the plan, with prior intimation discussion with any one of the owners, to be sanctioned or sanctioned by the Bonhooghly-1 Gram Panchayat in respect of the said property to which the Owner agreed and consents to put its signature and undertakes to co-operate whole heartedly.
- (12) The Owners herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction of the said building. It is recorded herein that the completion period of the said proposed building shall be 36 (thirty-six) months from the date of delivery of actual vacant peaceful possession of the property to the developer or the date of sanctioning of the building plan and/or the date of commencement of the construction whichever is later with a further extended period of 6 (six) months BUT SUBJECT TO force majeure and/or other reasons beyond the control of the Developer in which event the time to complete the construction of the proposed building shall reasonably stand extended from time to time. Subject to the agreement to the contrary the Owner herein may terminate and/or determine to terminate this agreement, if the said building is not completed within such extended time period and the question of termination will arise only after determination of both the party's mutual consent. Unless determined by both the parties by mutual consent this agreement shall remain in full force and effect until such time the said building is completed and handed over to the intending purchaser of the proposed building and providing and giving possession to owner their relevant shares, described already and compiled subsequently in the second schedule hereunder.
- 13) Nothing in these presents shall be construed as a demise or assignment of conveyance in law in respect of the allotted share of land of the said property or any part thereof to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the construction of the said building complex in terms hereof. Provided however, the Developer and/or its nominee or nominees and/or its assignee or assignees shall have the right to borrow money from any Bank or Banks/Financial Institutions and the Developer shall solely liable for repayment of such loan and in any event the owners will be responsible and/or liable for such repayment of loan and/or dues from such Bank or Banks/Financial Institutions.
- 14) It is understood that from time to time and at all time hereafter to enable the construction of the building and to borrow money from any bank or financial institute by the Developer, various deeds, mortgage deeds, lease deeds and/or any matters and things, not herein specifically mentioned or referred to, may be required to be done by the Developer for which the Developer may require the authority of Owners and various applications and other documents may be required to be signed by the Owners relating to which

no specific provisions has been made herein, the Owners hereby authorize the Developer to do all such acts deeds matters and things and undertake forthwith upon being required by the Developer in their behalf to execute, register and sign their names on their behalf and any such additional powers of authorities as may be required by the Developer for the purpose.

(15) If due to force majeure or unforeseen situation or dispute of the tenants/occupants of the said property and/or co-owner or due to any unforeseen reason the building cannot be completed within the timeframe, in such event the period will be extended at least for a period of Six months or such reasonable period will be given to the Developer until such situation is cleared for completion of the building.

(16) The Developer shall incur all costs, charges and expenses for construction of the said building as per the specifications mentioned in the Fifth Schedule hereunder and shall pay Architect's fees, charges as may be required for construction, completion of the building in accordance with this agreement.

(17) The Developer shall on completion of the building put the Owner in undisputed possession of the Owner's allocation TOGETHERWITH the rights in common to the common facilities and amenities to be enjoyed jointly with other Owner of flat/flats. It is made clear that immediately after expiry of thirty days of issuance of the notice to the Owner to take possession of the Owner's allocation, it shall be deemed that the Owners have taken possession of their allocation and the maintenance, amenities, corpus charges will be applicable on the owner like other co-owners of the complex.

(18) The Developer shall be at liberty with exclusive right and authority to negotiate for the sale, lease and to deal with and dispose of the Developer's allocation in any manner whatsoever in respect of the floors/flats, car parking spaces and other areas together with proportionate share of land excluding the space provided under Owner's allocation as mentioned hereinbefore, of the said proposed building on the said property with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owner herein will have no right and share and will not be entitled to any portion thereof.

(19) The Developer shall be absolutely and exclusively entitled to enter into agreement for sale, sale, lease or transfer in respect of Developer's allocation on the basis of this agreement and the Development Power of attorney duly executed and registered simultaneously after this Development Agreement is registered in the name of Developer and entitled to sign all necessary documents on behalf of the Owner however that such dealings shall not in any manner fasten or create any financial and legal liability upon the Owner.

(20) The Developer shall execute and register the Deed of Conveyance or Conveyances or long term lease in favour of the intending Purchaser or Purchasers of the Developer's allocation of the building on behalf of the Owner on the strength of the Development Power of Attorney to be executed registered in favour of the Developer PROVIDEDHOWEVER the costs of Conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

(21) The Developer shall at its own costs construct erect and complete the building at the said property in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Fifth Schedule hereunder written and as may be recommended by the Architect/Engineer from time to time.

(22) The Developer shall be authorized in the name of the Owner in so far as necessary to apply for and obtain quotas, entitlements and other allocation of or for cement, all types of steels, bricks other building materials and accessories allocable to the Owner for construction of the building and to similarly apply for and obtain temporary and permanent connections of electricity, water, drainage, sewerage and/or other facilities if any available to the newbuilding and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owner will execute and register simultaneously at the time of execution of this agreement a Development Power of Attorney in favour of the Developer or its nominee or nominees.

(23) As soon as the building is completed, the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owner's allocation in the building. Then after 30daysfrom the date of issuance of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal and property taxes rates, duties, dues and other public outgoings and positions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's allocation, the said rate to be apportioned on prorata basis with reference to the saleable space in the building if any are levied on the building as a whole.

(24) On and from the date of obtaining possession of the new building, the Owner and the Developer shall be liable to pay all outgoings maintenance charges, electricity charges proportionate to its share within such time as may be agreed by and between the parties mutually.

(25) In case the Owner desire to change or alter any specification or materials in respect of its allocation prior to construction, the Owner shall intimate the same to the Developer and the Developer shall change the same as the same would be possible and the Owner shall be liable to pay beforehand for such change if the same requires extra costs and expenses.

(26) The original title deeds of the said property which will be handed over in original to the Developer at the time of execution of this Agreement and the aforesaid documents will lie under the custody and control of the Developer, the Developer at the request and costs of the Owner shall supply copies of the same as maybe desired by the Owner and the said original copies of title relating to the said property will behanded over to the Owner's Association after it is formed.

(27) The developer shall also be entitled to enjoy, negotiate and enter into agreement for sale with buyers and accept advance and/or consideration money for the disposal of the Developer's allocation andit may think fit and proper from all such person or persons it may desire without any interference and/or obstructions from the Owner.

4. OWNERS' OBLIGATION :

(1) Simultaneously at the time of execution of this agreement the Owner shall handover all original deeds and documents of title relating to the said Land as are or should be in the custody of the Owner. PROVIDED FURTHER so long the aforesaid documents will lie under the custody and control of the Developer, the Developer at the request and costs of the Owner shall supply copies of the same as may be desired by the Owner and the said original copies of title relating to the said property will behanded over to the Owner Association after handing over all the flats, car parking space, garage from the developer's allocation to the respective owners/occupiers.

(2) The Owner do hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertake not to create any encumbrances on the property or any part thereof, save and except the Owner's allocated space in the proposed building after the plans are sanctioned.

- (3) The Owner shall not do any act deeds and things with any persons in respect of the instant property so that the developer may be prevented to complete the entire job in time or by virtue of which construction cannot be done.
- (4) The Owner do hereby grant exclusive right of development of the said property unto and in favour of the Developer with the intent and object that the Developer shall have the necessary maps or plans prepared by a duly authorized Architect for being submitted to the Bonhooghly-1 Gram Panchayat or other Authorities concerned for sanction and shall construct, erect and complete the building or buildings on the said property being complete in all respects in accordance with the plan to be sanctioned by the said Authorities concerned and specifications as provided in the Fifth Schedule hereunder written.
- (5) The Owner hereby liable to pay and shall pay all taxes, levies, outgoings as implied and/or to be implied in future by the Government by way of GST, Sales Tax, Vat and any other Central or State Government Taxes Outgoings, duties, impositions.
- (6) The Owner shall execute and sign all papers, documents, plan and amended plan as may be required by the Developer in respect of the said property for the purposes of development and/or obtaining project loan and/or any financial assistance from any bank or financial institute.
- (7) The Owner and the Developer shall co-operate with each other in every possible manner, and the Owner shall sign and execute all conveyances, transfers, agreements, authorities, powers, declarations, deed of mortgage, applications, notices and other papers and documents if required or as may be required by the Developer, for the fulfilment of the objects and the intentions of this agreement.
- (8) During the pendency of this agreement the Owner agrees not to create any encumbrances, charges, liens, or attachments, whatsoever or induct any tenant in the said property or any portion thereof.
- (9) Simultaneously at the time of execution of this agreement the Owner shall execute a Power of Attorney to the Developer for getting the plan sanctioned and for obtaining loan or financial assistance from any bank or financial institute and for construction and commercial exploitation of the said building or buildings in respect of the said property and also authorizing the said Developer to enter into any agreements for sale, to sale, transfer by executing and register deed of conveyance, deed of mortgage, lease in respect of the Developer's allocation in the proposed building to the prospective buyer or buyers.
- (10) On the other hand, it is hereby specifically agreed by the Owner that they will be bound to co-operate with the Developer during the tenure of the aforesaid event.
- (11) The Owner shall assist and co-operate with the Developer for formation of Apartment Owners Association.
- (12) The Owner shall take possession of the said building immediately after receipt of notice of taking over possession from the Developer.
- (13) The Owner shall not be entitled to enter in to any agreement for sale, sell, transfer and/or charge the said property or any part or portion or in full of the owner's allocation to his intending buyer at a price lower than the price at which developer is selling to his intending purchaser.
- (14) The owner shall not be entitled to negotiate and/or sell its share of allocation or any portion thereof or any part or in full of the owner's allocation to any prospective buyer of the developer.
- (15) The Owner shall not cause any obstructions, interference with regard to the construction of the building in respect of the said property.

(16) The Owners agreed to join as parties, if desired by the developer, in respect of the respective Deed of Conveyance to be executed in favour of the prospective purchasers of the Developer's allocation in the proposed building and/or mortgage deed in favour of the bank or any financial institute.

(17) The Owner do hereby agree and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said property.

(18) THAT if the developer wants to amalgamate the scheduled land with his own land or with the land of others for the benefit of the intending purchasers of the entire project the owner will be entrusted to do the same by executing and registering a deed for the same at the cost and expenses of the developer.

(19) The Owners do hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, lease out or let out or assigning and/or disposing of any of the Developer's allocated portion in the building at the said property in favour of the intending buyers of flats/apartments in the said building. The Owner further give undertaking for an on behalf of its agents, servants' representatives for similar act at its own liabilities and responsibility.

(20) The Owners hereby authorise and empower the Developer to sell the Developer's allocation TOGETHER WITH the right to use and enjoy all common areas and facilities to the intending purchasers of the flats, car parking area and other area which shall belongs to the Developer.

(21) The Owners will sign all documents for obtaining the plan sanctioned immediately upon presentation to them and shall execute Development Power of Attorney as mentioned under this agreement in favour of the Developer or his nominee simultaneously at the time of handing over vacant possession to the said property of the Developer.

(22) The proposed building shall always be known by the name chosen by the Developer.

THE OWNERS REPRESENTS AND WARRANTIES MORE SPECIFICALLY AS FOLLOWS:

1. The owner shall provide the developer a clear and free marketable title in respect of the aforesaid property free from all encumbrances whatsoever and if at any point of time in future if the property is found encumbered or to be encumbered in any manner the owner shall arrange for a clear and marketable title at its own cost and expenses.
2. The owner shall arrange to measure and survey the plot before execution and register this Deed of Agreement and Power of attorney.
3. The owners shall meet all the liability pending if any against the property and to assure that the said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
4. All the original papers deeds and documents to be handed over to the Developer by the owners on execution of this Deed of agreement and Power of Attorney.
5. The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property by securing loan from any Bank for the purpose of construction of the new building on the said property and the Developer shall negotiate with any financial institution and/or bank seeking financial assistances for fulfilment and completion of the project within the stipulated time period and to sign its names as a constituted attorney on all papers and documents including equitable mortgage for and on behalf of owners and the Developer shall satisfy all liabilities and obligations arising thereof. The owners shall issue NOC in favour of the bank or any financial institution if required.

6. Owners shall be allotted 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks along with undivided proportionate share of land as available for dependent use and occupation after making due provisions for common facilities and amenities and the space required therefore, in several units of different size on all floors of the proposed building, to be constructed on the concern property, as per sanctioned building plan to be approved by the appropriate authority and as per terms and conditions to be contained therein and also subject to restriction of applicable building rules and the simultaneous obvious and implied right to enjoy with other co-owners the common facilities and amenities as described and pledged before more fully described in the Fourth Schedule hereunder TOGETHERWITH the right to use and enjoy all common areas and facilities for the land and the proposed building to be constructed on the said property and the actual allocation of the said 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks are demarcated and specified herein before which has been agreed and signed between the Owners and Developer after preparation of proposed building plan (out of 38% of owner's allocation 50% to be allotted to the owners at its desire and choice and rest 50% to be allotted to the owners at developer's desire and choice). If there is any major variation observed in the approved area and the proposed area after obtaining approval from the appropriate authority then a Supplementary Agreement to be executed and signed by and between the parties herein based on the changed area and the allotment of such changed area shall be increased/reduced subsequently on such changes and the same shall be treated as part and parcel of this registered development agreement and the Developer shall have exclusive and absolute right to sell transfer of his allotted share to the intending purchasers of his choice and the owners shall not make any claim demand of the sale proceeds of the allotted portion of the developer.

7. Plans and other details shall be prepared by the architect and planner appointed by the developer keeping in attention the test of the developer and requirements within the statutory ambits and saleable area of the flat/apartment to be determined measured and calculated by the Architect, appointed by the Developer, for the purpose of building design drawing supervision and inspection during the period of construction and the recommendation of the Architect is final and binding to both the parties.

8. The owners will grant exclusive right to the Developer in a form and manner of a Power of Attorney as may be required by the Developer for the purpose of obtaining sanction plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority and other authorities and all kinds of necessary dealings in respect of the developer's allocation to the intending buyer or buyers including agreements for sale, sale, transfer or conveyance, to procure buyer and to collect money as part payment or payment in full from the intending Purchaser or Purchasers and also to negotiate with any financial institution and/or bank seeking financial assistances project loan for fulfilment of owners intention and to sign its names on all papers and documents Deed of Mortgage, Lease, NOC etc. and to mortgage title deeds and documents in original for and on behalf of the owners and the same shall be binding upon the owners in the same manner as if the same were done by the owner in their presence. PROVIDED HOWEVER the same shall not create any financial/legal liability upon the Owners in any manner whatsoever. However, arrangement for necessary Power of Attorney will be prepared by the developer and the owners will execute and register the same.

9. That the owners have no objection and give their consent in procuring loan/financial assistance from any Bank or financial institution for completing the project, against security of the allotted portion of the developer and the developer shall repay, redeem mortgage if any taken against the security of developers allotted portion. The land owners or their allotted portion shall never be encumbered and the

land owner shall have no liability responsibility in respect of any loan taken by the developer. The developer shall mortgage the property deeds and documents to any bank or financial institute as co-lateral security against the loan and the owner hereby grant full power absolute authority to the developer to mortgage and to sign and execute mortgage deed in favour of the bank/financial institute and the developer shall remain responsible for repayment or redemption of the loan/mortgage taken by the developer.

10. All the amenities' charges viz. Transformer charges, Charges for Iron removal plant, Generator Backup, Advance maintenance and maintenance deposit (Sinking fund) etc. as to be charged to the other intending purchaser/purchasers/occupiers, the owners shall also be liable to pay and discharge the entire amount as to be charged by the developer as amenities charges for their allocated portion to the developer on or before handing over the possession of owner's allocated portion. Individual electricity meter charge/deposit to be paid by the owners as per WBSEDCL.

11. The Owners shall pay, for its allotted portion, all the taxes consisting of tax by way of GST, CESS, TDS or any other similar taxes levies which are presently levied or to be levied in future in connection with the construction of the Project payable by the Owners by whatever name called. However, in case there is any change/modification in the taxes, the subsequent amount payable by the owner which shall be increased/reduced based on such change/modification.

12. It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc., of any of the parties, this agreement as well as the Power of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

13. The Owners do hereby also agree and permit the developer to obtain loan or finance in respect of construction of the project and also to get the project at the said land approved from Banks and/or the Financial Institutions (viz. LICHFL, HDFC Limited, SBI Home Finance Limited, National Housing Bank etc.) to enable the person interested in acquiring and owning Units, parking spaces and other transferable areas comprised in the project to take loans from any such bank or financial institutions.

14. The Developer may arrange for financing of the project (Project Finance) by a Bank/Financial Institution (Financer) without creating any liability on the owners and/or the owners allocated portion and shall keep the owners indemnified regarding the same. For such purpose the developer shall be entitled to deposit the Original Title Documents of the said property with the bank or any financial institute as security mortgage for the purpose of project finance. The owner shall co-operate with the developer and original title documents shall be retain with the developer for depositing with the Financer and sign necessary deeds and documents for this purpose and to mortgage title deeds and documents in original for and on behalf of the owners and the same shall be binding upon the owners in the same manner as if the same were done by the owner in their presence, provided that the owners shall not have any liability whatsoever to repay the loan obtained by the developer and/or any interest, penalty or other amounts relating to the same (collectively **Project Finance Liability**) and the Developer hereby indemnifies and agrees to keep indemnified the owners against any claim, demand, liability or loss whatsoever relating to Project Finance/Project Finance Liability. Be it clearly noted that during the stipulated period if the one of the Owners dies his/her/their all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the Fresh Development Power of attorney shall have to be executed by the Legal heirs of the present owners if required in favour of the as and when they shall be informed on the contrary if the Developer dies during the stipulated period as within mentioned,

the legal heirs of the Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this Development Agreement

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the land and premises)

ALL THAT piece and parcel of converted Bahulal Abasan land measuring more or less 20 Cottahs 12 Chattaks 14 Sq.ft (the split up of the land being :- 7 Cottahs 15 Chattaks 33 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1865 plus 3 Cottahs 7 Chattaks 43 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1866 plus 2 Cottahs 6 Chattaks of R.S.Dag No.709, L.R.Dag No.800, R.S.Khatian No.110, L.R.Khatian No.2241 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3141 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.1866 plus 1 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3140 plus 1 Cottah of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3150 plus 2 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.2241) situated and lying at Mouza-Ramchandrapur, J.L.No.58, Pargana-Mugura, A.D.S.R.office at Sonarpur, P.S. Narendrapur (previously Sonarpur), R.S.No.196, Touzi No.110, comprising in R.S.Dag Nos.706, 709 & 718, L.R.Dag Nos.797, 800 & 806, R.S.Khatian Nos.86, 110 & 174, L.R.Khatian Nos. 1865, 2241, 1866, 3140, 3141, & 3150, Holding No.2076, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.& also shown in the map or plan annexed hereto by RED border, the said map or plan is the part and parcel of this documents.

The said land is butted and bounded as follows

ON THE NORTH : Land of Sri Samir Roy and Prabhat Nandi.
ON THE SOUTH : 16' common road. and beside land of Sri Ashok Biswas
ON THE EAST : Land of Sri Amiya Raj.
ON THE WEST : Land of Sri Basudev Nandi.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's allocation)

Owners' allocation shall mean 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks along with undivided proportionate share of land as available for dependent use and occupation after making due provisions for common facilities and amenities and the space required therefor, in several units of different size on all floors of the proposed building, to be constructed on the concern property, as per sanctioned building plan to be approved by the appropriate authority and as per terms and conditions to be contained therein and also subject to restriction of building rules and the simultaneous obvious and implied right to enjoy with other co-owners the common facilities and amenities as described and pledged before more fully described in the Fourth Schedule (common facilities and amenities) hereunder written TOGETHER WITH the right to use and enjoy all common areas and facilities for the land and the proposed building to be constructed on the said property and the actual allocation of the said 38% of the total sanctioned covered area of the flat and 38% of the total number of sanctioned car-parks (out of 38% of owner's allocation 50% to be allotted to the owner at its

desire and choice and rest 50% to be allotted to the owner at developer's desire and choice). shall be demarcated and specified after obtaining approval from the appropriate authority then a Supplementary Agreement to be executed agreed and signed by and between the parties here in and the same shall be treated as part and parcel of this registered development agreement.

THE THIRDSCHEDULEABOVEREFERREDTO

(Developer's allocation)

Developer's allocation shall mean the remaining portion of the proposed building i.e. 62% of the total flat, car-parking area, to be constructed on the First Schedule property i.e. the total saleable space along with the undivided share of land and other common areas and facilities of the property including boundary walls, roof, covered or uncovered car parking spaces save and except the owner's allocation as aforesaid and the Developer shall have exclusive and absolute right to sell, transfer of his allotted share to the intending purchasers of his choice and the owners shall not make any claim demand of the sale proceeds of the allotted portion of the developer.

THE FOURTHSCHEDULEABOVEREFERREDTO

(Common Areas Installations, Facilities and amenities)

- 1) Path passages and drive ways in the property other than those reserved by the flat owner of its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motors cars or marked by the Owner for use of any co-Owner.
- 2) Staircase, lobby, Lift, lift well, Lift machine room, roof and landings and stair cover room on the ultimate roof and the roof.
- 3) Room and the bathroom for darwan/watchman.
- 4) Electrical wiring in copper conductor and fitting and fixtures for lighting the staircase, lobby and landings.
- 5) Electrical installations with main switch and meter and space required thereof.
- 6) Water pump with motor
- 7) Deep tube-well of adequate capacity for water supply subject to approval of concerned authority.
- 8) Overhead water tank and underground water reservoir with distribution pipes there from connection to different Apartments/Units and from the underground water to be the over-head water tank.
- 10) Water waste and sewage evacuation pipes from the Apartments/Units to drain and sewers common to the building.
- 11) Main gate for entrance to the property.
- 12) Boundary wall to the property.
- 13) Firefighting system.
- 14) C. C. Camera in certain common spaces.
- 15) Iron removal plant with distribution system valves etc.

COMMON EXPENCES

1. The costs of cleaning and lighting the main entrance passages landing stair cases and other part of the said building so enjoyed or use by the purchaser/s in common as aforesaid and keeping the adjoining side space in good and repaired condition.
2. The costs of the salaries of the staff, clerks, bill collectors, liftmen, security guards, sweepers, caretakers, electricians, plumbers and other service staff.

3. All the costs of working and maintenances of lifts, generators and common right and service charges.
4. All panchayet and other taxes and outgoing save those separately assessed on the flat owner or other co-flat owners.
5. All such other expenses as are deemed by the developer or the association of flat owners may be necessary or incidental to the ownership and holding of the land and building and the said flat and other flats and portions of the said buildings.
6. The costs of replacement of equipment or facilities such as lifts, generators, tube well, transformer etc.
7. All the fees and disbursements paid to any caretakers/managers/agents if appointed by the Developer or association of flats owners in respect of the said building.
8. All such amount as shall be declared and fixed by the developer or association of flat owners named will have discretion for administration and other like purposes.
9. All costs of maintenance operating replacing white washing painting rebuilding reconstructing decorating re-decorating lighting the common pars and also the outer walls of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Particulars and Specifications for construction and installations)

Superstructure	Reinforced concrete Framed structure (RCC) on the basis of the Soil Test Report as recommended by Architects/Engineers of the Developer.
Wall	Internal Partition Wall to be provided as 5" or 4" and external walls to be provided as 8" thickness with AAC block both side plastering as recommended by the architects/engineers.
Floor Living-cum-dining Bedroom/Study Bathroom Kitchen and Balcony Parking area and passage	Vitrified tiles Vitrified tiles Anti-skid ceramic tiles Vitrified tiles Paver tiles
Interior Wall External walls	Putty finish Water proof cement base paint over a coat of primer
Kitchen Counter Dado Sink	Marble cooking shelf of green colour Ceramic glazed tiles up to 3 ft. height over cooking shelf Stainless steel sink
Toilet Dado WC Wash Basin Fittings	Ceramic glazed tiles up to 6 ft. height European type white commode with pvc lowdown cistern and seat cover White porcelain basin ISI marked High end Chromium plated fittings
Door Frame Shutter Main door Frame Shutter Toilet door Frame Shutter	Wooden frame Solid Flush Door Wooden frame 38mm Solid Flush Door P.V.C. frame P.V.C. shutter
Windows Toilet windows	Anodized Aluminium channel window with glass Aluminium louver
Water Tank	As per design

Electricals	<ul style="list-style-type: none"> • Concealed copper wiring of Fenolex make or any ISI marked fire proof wiring with PVC conduit. • Anchor/Havel make or any ISI marked switch • Cable TV points (in living room) • Telephone points (in living room) • AC connection in one bed room
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IN WITNESS WHEREOF parties hereinabove named have set and subscribed their respective hands and signed and sealed this Development Agreement at Kolkata in presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED In the presence of

WITNESSES :-

1. *Achjit Bhallacharjee*
 S/O Late Krishna Kanat
 Bhallacharjee
 Pratapgarh, Po- Navendrapur
 KOI- 700103

2. *Satya Narayan Modani*
 (SATYAN MODANI)
 S/O SATYA NARAYAN MODANI
 18/1, M.D. ROAD,
 KOLKATA - 700007

- ① Partha Sarathi Das.
- ② Anura Das.
- ③ Indranil Das
- ④ Asutosh Das
- ⑤ Suresh Das
- ⑥ Sanjit Das.

SIGNATURE OF THE OWNER

For PARADISE LAND & HOUSING CO.

Sarmaraj
 Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received a sum of Rs.1,00,00,000/- (Rupees One Crore only) in the following manner :-

Date	Ref No./Cheque No.	Drawn on	Amount	In Favor of
5.2.2024	789751	State Bank of India	45,00,000	Partha Sarathi Das
12.2.2024	SBINR12024021201829504	State Bank of India	10,00,000	Aruna Das
12.2.2024	SBINR12024021201830234	State Bank of India	10,00,000	Indranil Das
12.2.2024	SBINR12024021201830848	State Bank of India	20,00,000	Partha Sarathi Das
12.2.2024	SBINR12024021201831397	State Bank of India	5,00,000	Sanjib Dey
12.2.2024	SBINR12024021201836141	State Bank of India	10,00,000	Swapna Das
	Total ::		1,00,00,000	

Total Rupees One Crore only

WITNESS ::

1. *Shipanku Sen*
6, Mohan Nehru Road
2nd Floor
Kolkata - 700 029,

2. *Sathe' Kar (Dr)*
Baruipur civil court

- ① Partha Sarathi Das.
- ② Aruna Das.
- ③ Indranil Das
- ④ Swapna Das
- ⑤ Swapna Das
- ⑥ Sanjib Dey,

SIGNATURE OF THE OWNERS

Prepared by:

Mann Kant Chakrabarti

(TAUN KANTI CHAKRABARTI)
Advocate(853/95)
Baruipur Civil Court
Kolkata-700144

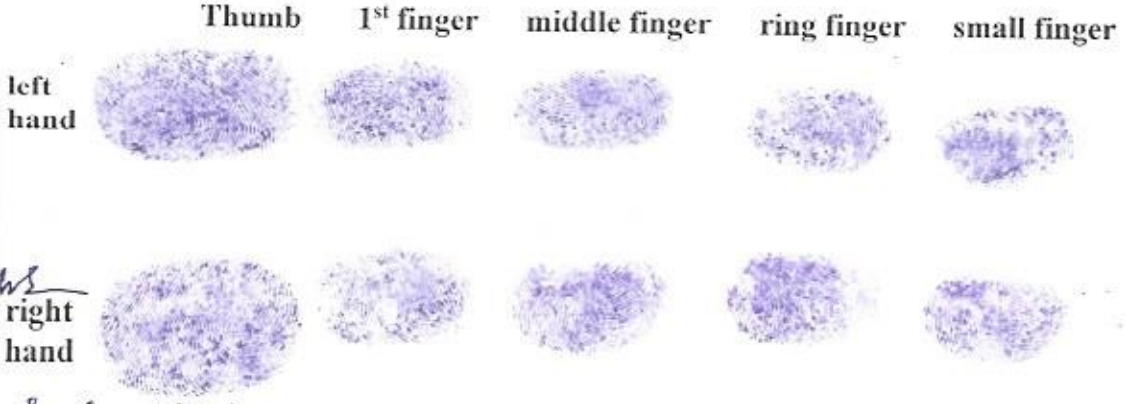
Printed by :

P. Dey

P. Dey
(Baghajatin)



S/L



Name Dipak Karmakar

Signature Dipak Karmakar



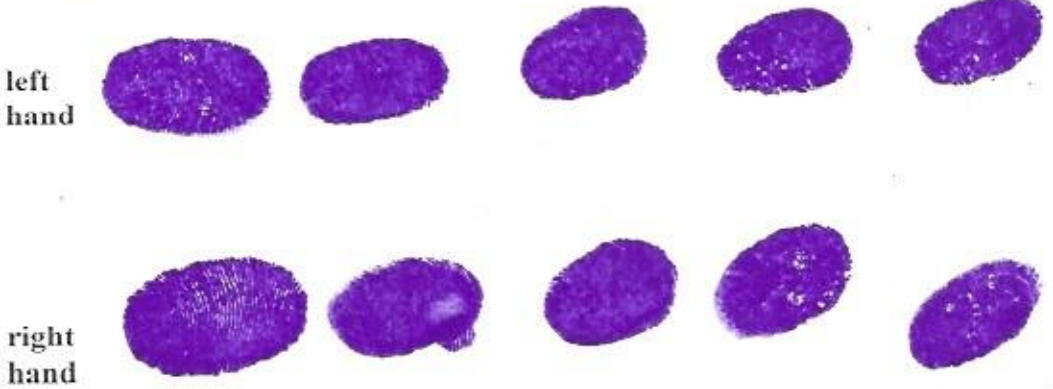
Name SRI PARTHA SARATHI DAS

Signature Partha Sarathi Das



Name SMT. ARUNA DAS

Signature Aruna Das



Name SRI INDRANIL DAS

Signature Indranil Das



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI SANJIT B DEY

Signature Sanjit B Dey



left hand					
right hand					

Name SRI ASHUTOSH DAS

Signature Ashutosh Das



left hand					
right hand					

Name SMT. SWARNA DAS

Signature Swarna Das

left hand

right hand

Name

Signature



A

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2024

Partha Sanyal's Da.

SITE PLAN AT MOUZA - RAMCHANDRAPUR, J. L. NO.- 58, R. S. DAG NOS.- 706, 709, 718, L. R. DAG NOS.- 797, 800, 806, R. S. KHATTIAN NO.- 86, 110, 174, L. R. KHATTIAN NOS.-1865, 1866, 2241, 3140, 3141, 3150, P. S. - NARENDRAPUR (OLD-SONARPUR), DIST.- SOUTH 24 PARGANAS, HOLDING NO.- 2076, UNDER BON HOOGHLY IN NO. GRAM PANCHAYAT, KOLKATA - 700103.

Anura Das.

Indrani Das

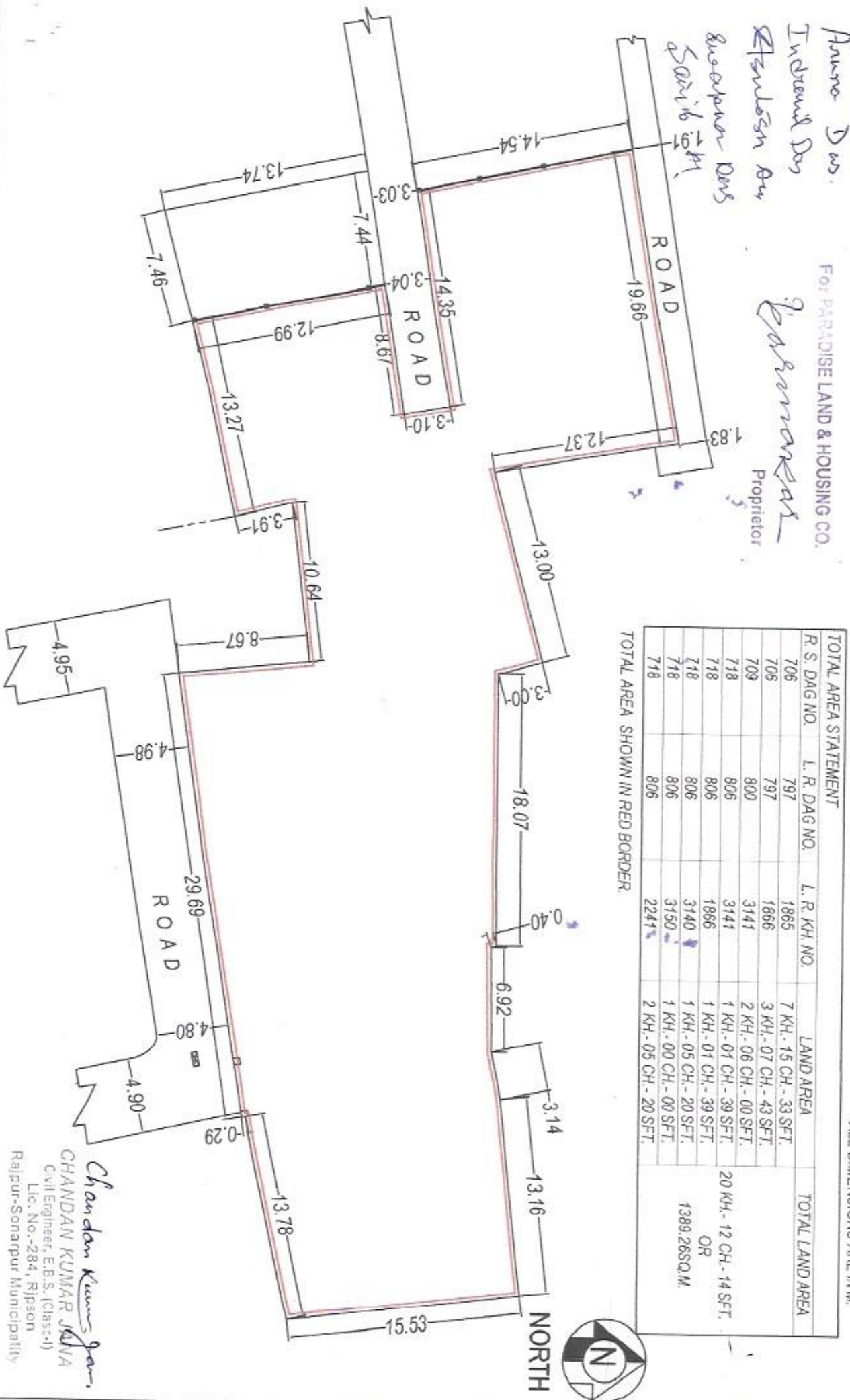
Prasanna Das

Susarna Das

Savitri Das

FOR PARADISE LAND & HOUSING CO.

Parmananda
Proprietor



TOTAL AREA SHOWN IN RED BORDER.

TOTAL AREA STATEMENT				LAND AREA	TOTAL LAND AREA
R. S. DAG NO.	L. R. DAG NO.	L. R. KH. NO.			
706	797	1865	7 KH. - 15 CH. - 33 SFT.		
706	797	1866	3 KH. - 07 CH. - 43 SFT.		
709	800	3141	2 KH. - 06 CH. - 00 SFT.		
718	806	3141	1 KH. - 01 CH. - 39 SFT.	20 KH. - 12 CH. - 14 SFT.	
718	806	1866	1 KH. - 01 CH. - 39 SFT.		
718	806	3140	1 KH. - 05 CH. - 20 SFT.	OR	
718	806	3150	1 KH. - 00 CH. - 00 SFT.		1389.26 SQ.M.
718	806	2241	2 KH. - 05 CH. - 20 SFT.		

ALL DIMENSIONS ARE IN M.

SCALE 1:034



NORTH

Chandan Kumar Jaisan
CHANDAN KUMAR JAINA
Civil Engineer, E.B.S. (Class-I)
Lic. No.-284, Rajpur
Rajpur-Sonarpur Municipality

Pantka Sankar Das

Assume Das

In dravid Das

Atanulish Das

Sucetona Das
5 Rajib Das

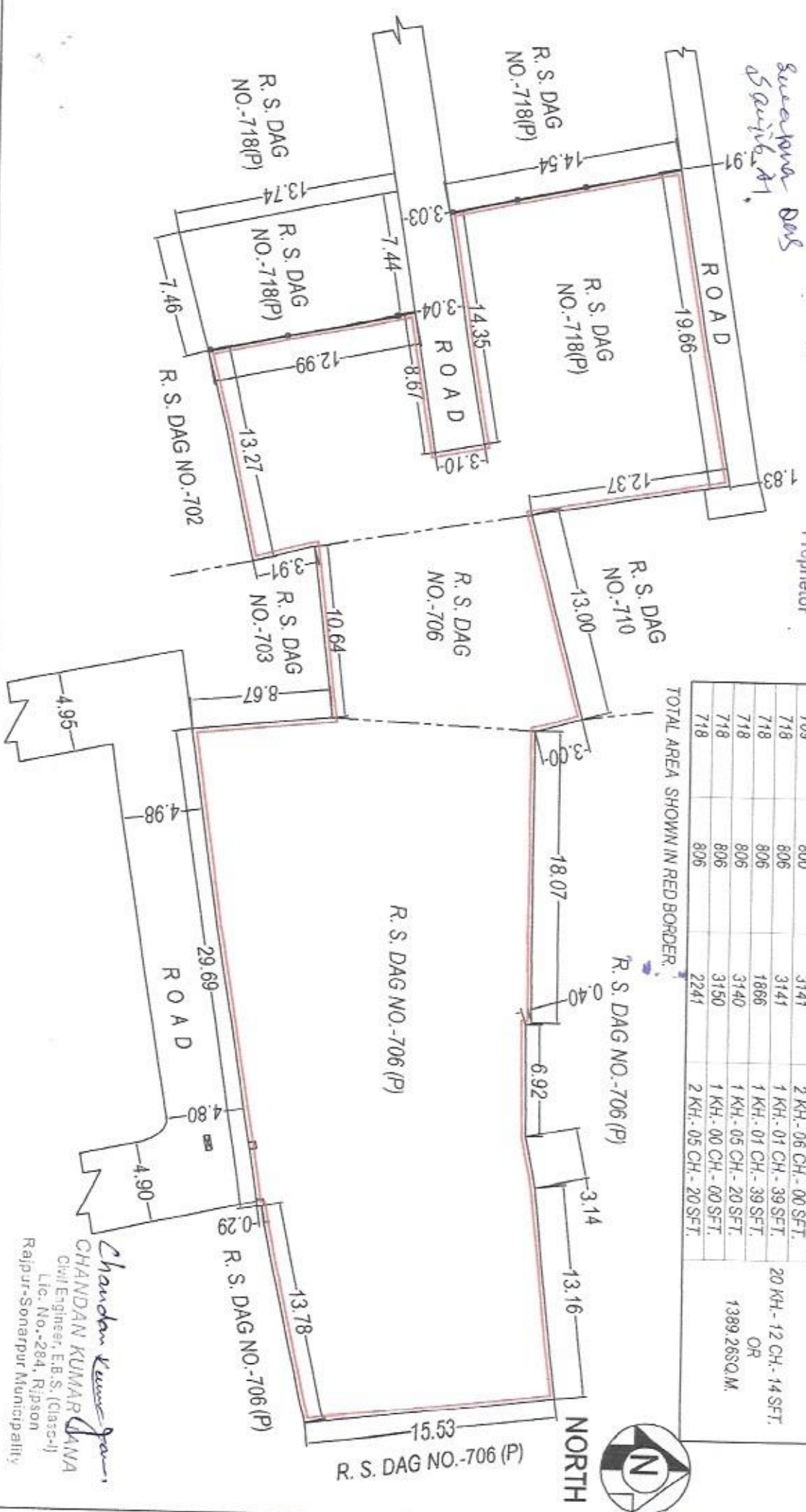
For PARADISE LAND & HOUSING CO.
Proprietor

SITE PLAN AT MOUZA - RAMCHANDRAPUR, J. L. NO.- 58, R. S. DAG NOS.- 706, 709, 718, L. R. DAG NOS.- 797, 800, 806, R. S. KHATIAN NO.- 86, 110, 174, L. R. KHATIAN NOS.-1865, 1866, 2241, 3140, 3141, 3150, P. S. - NARENDRAPUR (OLD-SONARPUR), DIST.- SOUTH 24 PARGANAS, HOLDING NO.- 2076, UNDER BON HOOGHLY I NO. GRAM PANCHAYAT, KOLKATA - 700103.

SCALE 1:0.34

ALL DIMENSIONS ARE IN M

TOTAL AREA STATEMENT				LAND AREA	TOTAL LAND AREA
R. S. DAG NO.	L. R. DAG NO.	L. R. KH. NO.			
706	797	1865	7 KH.-15 CH.-33 SFT.	20 KH.-12 CH.-14 SFT. OR 1389.26SQ.M.	
706	797	1866	3 KH.-07 CH.-43 SFT.		
709	800	3141	2 KH.-06 CH.-00 SFT.		
718	806	3141	1 KH.-01 CH.-39 SFT.		
718	806	1866	1 KH.-05 CH.-20 SFT.		
718	806	3140	1 KH.-00 CH.-00 SFT.		
718	806	3150	1 KH.-00 CH.-00 SFT.		
718	806	2241	2 KH.-05 CH.-20 SFT.		
TOTAL AREA SHOWN IN RED BORDER.					



Chandan Kumar Das
CHANDAN KUMAR DAS
Civil Engineer, E.B.S. (Class-I)
Lic. No.-284, Rajpur
Rajpur-Sonarpur Municipality



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190220242039032652

GRIPS Payment Detail

GRIPS Payment ID:	190220242039032652	Payment Init. Date:	19/02/2024 18:45:22
Total Amount:	135042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9588978514033	BRN Date:	19/02/2024 18:46:34
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: DIPAK KARMAKAR
Mobile: 9831007742

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240390326538	Directorate of Registration & Stamp Revenue	135042
Total			135042

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-chailan from the pages below.

PAID



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



192023240390326538

GRN Details

GRN: 192023240390326538 Payment Mode: SBI Epay
GRN Date: 19/02/2024 18:45:22 Bank/Gateway: SBlePay Payment Gateway
BRN : 9588978514033 BRN Date: 19/02/2024 18:46:34
Gateway Ref ID: CHP1088063 Method: State Bank of India NB
GRIPS Payment ID: 190220242039032652 Payment Init. Date: 19/02/2024 18:45:22
Payment Status: Successful Payment Ref. No: 2000430120/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: DIPAK KARMAKAR
Address: ID MILAN PARK GARIA KOLKATA SOUTH 24 PARGANAS, West Bengal, 700084
Mobile: 9831007742
EMail: plhcdk@hotmail.com
Contact No: 9831007742
Depositor Status: Buyer/Claimants
Query No: 2000430120
Applicant's Name: Mr Tarun Kanti Chakrabarti
Identification No: 2000430120/2/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 19/02/2024
Period To (dd/mm/yyyy): 19/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000430120/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2000430120/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	100021
			Total	135042

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1608-01358/2024	Date of Registration	21/02/2024
Query No / Year	1608-2000430120/2024	Office where deed is registered	
Query Date	16/02/2024 4:43:36 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, 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 : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 14,00,000/-	Rs. 1,53,91,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E, B)		
Remarks			







Land Details :






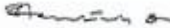





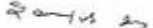
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-797 (RS :-706)	LR-1865, (RS:-86\0)	Bastu	Darga	7 Katha 15 Chatak 33 Sq Ft	5,00,000/-	59,16,357/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-797 (RS :-706)	LR-1866, (RS:-86\0)	Bastu	Danga	3 Katha 7 Chatak 43 Sq Ft	2,00,000/-	25,91,751/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-800 (RS :-709)	LR-2241, (RS:-110\0)	Bastu	Shali	2 Katha 6 Chatak	2,00,000/-	17,60,086/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-806 (RS :-718)	LR-1866, (RS:-174\0)	Bastu	Shali	1 Katha 1 Chatak 39 Sq Ft	1,00,000/-	8,27,549/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-806 (RS :-718)	LR-3141, (RS:-174\0)	Bastu	Shali	1 Katha 1 Chatak 39 Sq Ft	1,00,000/-	8,27,549/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L6	LR-806 (RS :-718)	LR-3140, (RS:-174\0)	Bastu	Shali	1 Katha 5 Chatak 20 Sq Ft	1,00,000/-	9,93,264/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

L7	LR-806 (RS :-718)	LR-3150, (RS:-17410)	Bastu	Shali	1 Katha	1,00,000/-	7,41,088/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L8	LR-806 (RS :-718)	LR-2241, (RS:-17410)	Bastu	Shali	2 Katha 5 Chatak 20 Sq Ft	1,00,000/-	17,34,353/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			34.2696Dec	14,00,000 /-	153,91,997 /-	
		Grand Total :			34.2696Dec	14,00,000 /-	153,91,997 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Partha Sarathi Das (Presentant) Son of Late Rabindra Nath Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>	<p>Photo</p>  <p>21/02/2024</p>	<p>Finger Print</p>  <p>LTI 21/02/2024</p>	<p>Signature</p>  <p>21/02/2024</p>
<p>83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx8l, Aadhaar No: 84xxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Aruna Das Wife of Mr Partha Sarathi Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>	<p>Photo</p>  <p>21/02/2024</p>	<p>Finger Print</p>  <p>LTI 21/02/2024</p>	<p>Signature</p>  <p>21/02/2024</p>
<p>83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: agxxxxxx4b, Aadhaar No: 47xxxxxxxx5325, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>				




3	Name Mr Indranil Das Son of Mr Partha Sarathi Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024
83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: cjxxxxxx3j, Aadhaar No: 66xxxxxxxx7414, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
4	Name Mr Asutosh Das Son of Late Rabindranath Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024
83 Rabindranagar, P.s.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx2n, Aadhaar No: 59xxxxxxxx0692, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
5	Name Mrs Swapna Das Wife of Mr Asutosh Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024
83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxxx2j, Aadhaar No: 72xxxxxxxx6465, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
6	Name Mr Sanjib Dey Son of Late Atul Dey Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024

Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: baxxxxxx1n, Aadhaar No: 34xxxxxxxx0227, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Messers Paradise Land And Housing Co 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aixxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Karmakar Son of Late Gopal Chandra Karmakar Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 <small>Feb 21 2024 2:23PM</small>	 <small>LTI 21/02/2024</small>	 <small>21/02/2024</small>
1/11A, Ekatt Heights, 56 Raja S.C.Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx3a, Aadhaar No: 29xxxxxxxx3688 Status : Representative, Representative of : Messers Paradise Land And Housing Co (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Sen Son of Mr Nirod Ranjan SEN 2nd Floor,6 Motilal Nehru Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	 <small>21/02/2024</small>	 <small>21/02/2024</small>	 <small>21/02/2024</small>
Identifier Of Mr Partha Sarathi Das, Mrs Aruna Das, Mr Indranil Das, Mr Asutosh Das, Mrs Swapna Das, Mr Sanjib Dey, Mr Dipak Karmakar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Sarathi Das	Messers Paradise Land And Housing Co-13.1725 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asutosh Das	Messers Paradise Land And Housing Co-5.77042 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Aruna Das	Messers Paradise Land And Housing Co-3.91875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Asutosh Das	Messers Paradise Land And Housing Co-1.8425 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Swapna Das	Messers Paradise Land And Housing Co-1.8425 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjib Dey	Messers Paradise Land And Housing Co-2.21146 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Das	Messers Paradise Land And Housing Co-1.65 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Aruna Das	Messers Paradise Land And Housing Co-3.86146 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 797, LR Khatian No:- 1865	Owner:পার্থসারথী দাস, Gurdian:রবীন্দ্রনাথ , Address:83, রবীন্দ্রনগর, লক্ষ্মপুর . Classification:ভাঙ্গা, Area:0.13000000 Acre,	Mr Partha Sarathi Das
L2	LR Plot No:- 797, LR Khatian No:- 1866	Owner:অশুতোষ দাস, Gurdian:রবীন্দ্রনাথ , Address:83, রবীন্দ্রনগর, লক্ষ্মপুর . Classification:ভাঙ্গা, Area:0.06000000 Acre,	Mr Asutosh Das
L3	LR Plot No:- 800, LR Khatian No:- 2241	Owner:অরুণা দাস, Gurdian:পার্থ সারথী, Address:মিডা , Classification:শদি, Area:0.04000000 Acre,	Mrs Aruna Das
L4	LR Plot No:- 806, LR Khatian No:- 1866	Owner:অশুতোষ দাস, Gurdian:রবীন্দ্রনাথ , Address:83, রবীন্দ্রনগর, লক্ষ্মপুর . Classification:শদি, Area:0.02000000 Acre,	Mr Asutosh Das

L5	LR Plot No:- 806, LR Khatian No:- 3141	Owner:স্বপ্না দাস, Gurdian:অপুতোম , Address:বিজ , Classification:শালি, Area:0.02000000 Acre,	Mrs Swapna Das
L6	LR Plot No:- 806, LR Khatian No:- 3140	Owner:সঞ্জীব দে, Gurdian:অকুল চন্দ, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr Sanjib Dey
L7	LR Plot No:- 806, LR Khatian No:- 3150	Owner:ইন্দ্রনীল দাস, Gurdian:দার্ম সারথী, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Indranil Das
L8	LR Plot No:- 806, LR Khatian No:- 2241	Owner:অরুনা দাস, Gurdian:পার্ব সারথী, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mrs Aruna Das

Endorsement For Deed Number : I - 160801358 / 2024

On 21-02-2024

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

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

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

Presented for registration at 13:31 hrs on 21-02-2024, at the Office of the A.D.S.R. SONARPUR by Mr Partha Sarathi Das , 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 1,53,91,997/-

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

Execution is admitted on 21/02/2024 by 1. Mr Partha Sarathi Das, Son of Late Rabindra Nath Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mrs Aruna Das, Wife of Mr Partha Sarathi Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Mr Indranil Das, Son of Mr Partha Sarathi Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Student, 4. Mr Asutosh Das, Son of Late Rabindranath Das, 83 Rabindranagar, P.s.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 5. Mrs Swapna Das, Wife of Mr Asutosh Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 6. Mr Sanjib Dey, Son of Late Atul Dey, Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Mr Dipankar Sen, , , Son of Mr Nirod Ranjan SEn, 2nd Floor,6 Motilal Nehru Road, P.O: Ballygunge, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2024 by Mr Dipak Karmakar, sole proprietor, Messers Paradise Land And Housing Co (Sole Proprietoship), 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Dipankar Sen, , , Son of Mr Nirod Ranjan SEn, 2nd Floor,6 Motilal Nehru Road, P.O: Ballygunge, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,021.00/- (B = Rs 1,00,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2024 6:46PM with Govt. Ref. No: 192023240390326538 on 19-02-2024, Amount Rs: 1,00,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9588978514033 on 19-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1546, Amount: Rs.5,000.00/-, Date of Purchase: 16/02/2024, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2024 6:46PM with Govt. Ref. No: 192023240390326538 on 19-02-2024, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9588978514033 on 19-02-2024, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 25195 to 25236
being No 160801358 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.02.21 15:48:00 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 21/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.