

SL NO: 804/2023

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INDIA NON JUDICIAL

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A.D.S.R., Uluberia

**DEVELOPMENT AGREEMENT**

13 FEB 2023

**THIS INDENTURE OF DEVELOPMENT AGREEMENT** is made at ULUBERIA, on

**13<sup>th</sup> day of February, 2023 A.D.**

Conted...p/2

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সং  
মূল্য  
তার ০০/২/২৩  
জজডার  
স্ট্যান্ডন ডেভডার উদুবোড়িয়া কোর্ট  
মিস্ট্র দুদার মতল

AYAN SARKAR  
ADVOCATE  
HOWRAH CIVIL COURT  
BAR ASSOCIATION ROOM NO.2  
MOBILE : 9836246598

PRESENTED BY

M. Madhumita Ghosh Nee Chandra

IDENTIFIED BY

Monoranjan Khar  
8/0 al. Bishnupada Khar  
Vill - Bishnupada  
P.O. - Jaderbari  
P.S. - Utebati  
Dist - Howrah  
Pin - 711316  
Off. Secy - Clerk  
Andhra No - 2871 9188 9131



Additional District  
Sub-Registrar  
Uluberia Howrah

13 FEB 2023

IN BETWEEN

(1) **SMT. MADHUMITA GHOSH nee CHANDRA** (PAN- AKUPG6697D) (Aadhaar No. 5811-2189-4551), <sup>VOTER NO - 170/170/221</sup> daughter of Late Samir Ghosh and wife of Sumanta Chandra, Indian National, by faith Hindu, by occupation Business, resident of Vill. & P.O. Fuleswar, P.S. Uluberia, Dist. Howrah, **PIN- 711316** AND (2) **SHRI SUMANTA CHANDRA** (PAN- ADMPC4109P) Aadhaar No. 8136-6391-2746, son of Rabindranath Chandra, Indian National, by faith Hindu, by occupation Business, resident of Vill. & P.O. Fuleswar, P.S. Uluberia, Dist. Howrah, **PIN- 711316**, hereinafter called and referred to as the "**LAND OWNERS**" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, successors in interest and/or assigns) of the **FIRST PART**.

(which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, successors in interest and/or assigns) of the **FIRST PARTIES**.

AND

**SARMITA ENTERPRISE (GSTIN- 19ADMPC4109P1Z7)** a proprietorship concern/firm being represented by its sole proprietor **SRI SUMANTA CHANDRA** son of Late Rabindranath Chandra, (PAN- ADMPC4109P, Aadhaar No. 8136-6391-2746), <sup>VOTER NO - WB/25/170/624596</sup> Indian National, by faith Hindu, by occupation Business, resident of **Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, PIN- 711316**, hereinafter called and referred to collectively as the "**DEVELOPER/BUILDER**" (which term or expression shall unless excluded by inconsistent with or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) being the party of the **SECOND PART**.

**W H E R E A S**

**WHEREAS** by an Indenture/Deed of Sale dated 24.08.2011 Registered before ADSR Uluberia, Recorded in Book No. 1, CD Volume No. 17, Pages from 3509 to 3534, being No. 06799 for the year 2011 (1) **SHRI SUMANTA CHANDRA** son of Rabindranath Chandra AND (2) **MADHUMITA GHOSH** nee **CHANDRA** daughter of Late Samir Ghosh and wife of Sumanta Chandra jointly purchased **ALL THAT** piece and parcel of Danga land measuring more or less about **15.50 [Fifteen and half] decimals** comprised in R.S. Dag no. **1563** corresponding to L.R. Dag No.**1525** appertaining to R.S. Khatian no. 728, and L.R. Khatian nos. 1014, 1462, 157, 1742, 2112, 2460, **AND** Sali land measuring more or less about **12 [Twelve] Decimals** comprised in R.S. Dag no. **1577** corresponding to L.R. Dag No.**1539** appertaining to R.S. Khatian no. 728 and L.R. Khatian nos. 1014, 1462, 157, 1742, 2112, 2460 i.e. total **27.50 Decimals** of land in above Two Dags within mouja Fuleswar, under J.L. no. 108, Touji no. 744, within the jurisdiction of A.D.S.R. and Police Station Uluberia and District Howrah together with easement rights of common passage and other amenities facilities attached therewith from **erstwhile recorded Owners** (1) **BIMALENDU CHAKRABORTY** son of Late Bhupendra Nath Chakraborty, resident of Fuleswar, P.S. Uluberia, Dist. Howrah (2) **ASIT KUMAR CHAKRABARTI**, (3) **ALOK KUMAR CHAKRABARTI**, no. 2 & no. 3 all sons of Late Sachindranath Chakrabarti, resident of Fulcswar, P.S. Uluberia, Dist. Howrah, (4) **MANISHA LAHIRI** w/o Late Balai Ch. Lahiri, D/o Late Sachindranath Chakrabarti, resident of Ambika Kundu Bye lane, Ramrajatala, P.S. Jagacha, Howrah-2, (5) **SNIGDHA CHAKRABARTI** (6) **SHRI SOUVIK CHAKRABARTI** , (7) **ANKITA CHAKRABARTI**, AND (8) **IPSHITA MITRA (CHAKRABARTI)** all wife, son and daughters of late Dipak Chakrabarti respectively all resident of Fuleswar, P.S. Uluberia, Dist. Howrah, the said Vendors acquired the said property by virtue of a registered Deed of

Partition vide Deed no. 4880 for the year 1972 registered with Addl. Dist. Sub Registration at Uluberia; and by virtue of Deed of Partition vide Deed no. 5141 for the year 1987 registered with Addl. Dist. Sub Registration at Uluberia as well as by virtue of intestate succession from their predecessors-in-interest ;

**AND WHEREAS**

After having purchased the said property said Owners **SHRI SUMANTA CHANDRA AND MADHUMITA GHOSH nee CHANDRA** got their name mutated in the Revenue Record of B.L. & L.R.O. in respect of their share comprised in LR Dag Nos. 1525, 1539 within Mouza Fuleswar, J.L. No. 108, P.S. Uluberia, Dist. Howrah under L.R. Khatian Nos. **4475** and **4477** and converted the said land (27.50 Decimals) from Danga/Sali to Bastu Land for dwelling purpose according to 4C(2) of W.B.L.R. Act 1955 from B.L. & L.R.O., Uluberia- I by virtue of 4 Nos. Conversion Certificates, vide Conversion Memo No. Conv/32/1027/1(4) (Ulu-I)/L.R. dated 12.11.2012, Memo No. Conv/32/1028/1(4) (Ulu-I)/L.R. dated 12.11.2012, Memo No. Conv/32/79/1(4) (Ulu-I)/L.R. dated 11.01.2013, Memo No. Conv/32/78/1(4) (Ulu-I)/L.R. dated 11.01.2013.

**AND WHEREAS**

The said Owners **SHRI SUMANTA CHANDRA AND MADHUMITA GHOSH nee CHANDRA** jointly with joint venture constructed a G+4 (known as **Block-B**) building on partial portion of their said property through Promoter and sold various Units/Apartments of the said **Block-B** building to different buyers themselves and through their said appointed Promoter/Attorney.

**AND WHEREAS**

the Second party herein is the Developer-cum-Promoter and has been carrying on the business of construction of Owner(s)ship Flats and Housing complex in different places and the said developer has already successfully constructed various residential cum commercial project at various places of ULUBERIA with joint venture as such

considering the good will and credibility of the said Developer the First Parties/Owner(s) also made approach to the Developer for making construction of a BASEMENT + GROUND + IV building over their said property i.e. 'A' Schedule property at the cost of the Developer and the Developer considering the bona-fide approach has agreed to accept of the proposal of the Owner(s) and also has agreed to make construction of a BASEMENT + GROUND + IV building over the 'A' schedule property as sanctioned by the **ULUBERIA MUNICIPALITY** subject to condition that one registered development power of attorney is to be given conferring all power to the Developer and also agreed on the terms and conditions as mentioned herein below and both the parties accept the said terms and conditions and for avoiding the future litigation, disputes, and controversies the parties herein named above have agreed to execute a Deed of development agreement on the following terms and conditions as mentioned below ;

**A N D W H E R E A S** after discussions amongst the parties herein the followings have been amicably settled in between the land Owner(s), and the developer :-

- (i) That the BASEMENT + GROUND + IV construction work will be commenced on the demarcated "A" schedule property according to sanctioned plan at the cost of the Developer, which will be known as "SUKHONEER SARMITA-FULESWARI, BLOCK-A" and the said premises is marked by colour RED in the annexed site Plan of this Development Agreement; And it is agreed and understood in between the parties herein that the Land Owner(s) will get possession & occupancy of the Owner's allocation of the said proposed building as mentioned hereinafter and the Developer is entitled to get residue portion of the building except said Owner(s)'s allocation (Developer's allocation) which the developer is entitled to hold, sell, alienate or make any kinds transfer against consideration on strength of Development Power of Attorney.

- The developer herein in terms of the above amicable settlement, and further the land Owner(s), as well as the developer jointly agreed to record their all other mutually agreed terms and conditions of above said amicable settlement and all the parties after having accepted each and every terms and conditions contained hereinafter and to avoid the future litigation and controversies jointly agreed to execute this Deed of development agreement on the following terms and conditions as mentioned below:-

**NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:-**

- **DEFINITION:** Unless there is anything repugnant to the subject or context the Following terms will have the meaning assigned to them:-
- **OWNER(S):** shall mean The FIRST PARTIES named above and their legal heirs, successors, administrators & assigns ;
- **DEVELOPER:** shall mean **SARMITA ENTERPRISE (GSTIN- 19ADMPC4109P1Z7)** a proprietorship concern/firm being represented by its sole proprietor **SRI SUMANTA CHANDRA** son of Late Rabindranath Chandra, (PAN- **ADMPC4109P**, Adhar No. 8136-6391-2746), Indian National, by faith Hindu, by occupation Business, resident of **Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, PIN- 711316;**
- **BUILDING:** shall mean 'A' Schedule mentioned property where the new BASEMENT + GROUND + IV building will be constructed on the property will be named & known as **"SUKHONEER SARMITA-FULESWARI, BLOCK-A"** ;
- **BUILDING PLAN** shall mean the Plan as sanctioned by **ULUBERIA MUNICIPALITY UM/BLDG/PLAN NO. 59 DATE 09.01.2020** with extended time of further two years from **09.01.2023 to 08.01.2025.**
- **ARCHITECT** shall mean such person or persons to be appointed by the Developer.

- **SALEABLE AREA** shall mean the covered portion and area of the building useable for private OR individual purpose not for common purpose;

**COMMON PORTIONS, FACILITIES AND AMENITIES** shall include Lift, corridors, hallways, stair-ways, passage-ways, drive-ways, common lavatories, sewerage connection pump room, tube wells, underground water reservoir, septic tank, overhead water tank, water pump, lift and its landings (as per provisions of West Bengal Apartment Owner(s)ship Act 1972) motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building.

**OWNER(S)'S ALLOCATION:** The OWNERS will jointly get possession, ownership & occupancy including all right, title and interest of following UNITS together with proportionate share of land beneath the said building and the common facilities and amenities as mentioned in the Schedule 'C' hereunder will be the exclusively Owner(s)'s allocation;

**Delivery of possession of entire Owner's allocation within 08.01.2025 by the Developer herein is essence/main priority of this contract.**

**OWNER(S)'S ALLOCATED UNITS:**

<b>FLAT/UNIT NO.</b>	<b>LOCATION</b>	<b>AREA (S.B.A)</b>
Each and every Units Of basement floor	<b>Basement Floor</b>	Entire covered floor area as would be constructed
Each & every Units/Apartments of First Floor	<b>First Floor</b>	Entire covered floor area as would be constructed



The Owner(s) after having verified the proposed sanction plan have decided to acquire said Units according to their choice with their free will, consent and mutual understanding.

**DEVELOPER'S ALLOCATION** shall mean the remaining each & every Flats /Units/portions/covered spaces/ Garages/Commercial spaces excluding the above mentioned OWNER'S ALLOCATION of the proposed BASEMENT + GROUND + IV Building, to be constructed on the 'A' Schedule property together with proportionate share & interest of land underneath the proposed BASEMENT + GROUND + IV storied building including all the common facilities and amenities as mentioned in the Schedule 'C' hereunder would be the sole and exclusive allocation/portion of the Developer, which the Developer is solely entitled to hold OR sell, convey, alienate & make any kinds of Transfer to any Third Party buyer(s) against consideration by virtue of Development Power of Attorney ;

**THE LAND OWNER(S) HEREBY DECLARE AND AGREED AS FOLLOWS:**

- (i) That the First Parties are the joint Owner(s) of the "A" schedule property, is free from all encumbrances, and save and except the Land Owner(s) herein no one have any claim, right, interest over the "A" schedule property ;
- (ii) That the Owner(s) are absolutely seized and possessed of and/or well and sufficiently entitled to the said 'A' Schedule premises, there are no other legal claimants over the 'A' Schedule premises, and after having registered this Development Agreement any hindrance arises from any part, in that case the Owner(s) shall take all responsibilities to satisfy their legitimate claim and compensate their all damages out of their own fund & resources and the Owner(s) shall do, all acts, deeds and all relevant and necessary things and take all responsibilities & duties to enable the Developer for smooth development, construction and sell proceedings till completion of the projects.

- (iii) That all original documents on title of the 'A' Schedule premises will be remain in the possession of the Developer forever till full completion and sell of the entire project.
- (iv) That the said property is free from all encumbrances, lispendences and the Owner(s) has marketable title in respect of the said premises.
- (v) That the said premises is free from all encumbrances charges, liens, lispendences attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- (vi) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (vii) That there is no legal impediment for the Owner(s) to obtain the Certificate under Section 230 (A) (1) of the Indian Income Tax Act, 1961.

**THE PARTIES HEREBY AGREED TO ACCEPT FOLLOWING TERMS & CONDITIONS:**

- 1) That the Owner(s) shall grant exclusive right to the developer for construction of new BASEMENT + GROUND + IV building and license to enter in to the premises with their work-men, and agents & shall handover the Original copies of all relevant deeds, tax receipt, settlement records, ground rent receipts, if any to the developer & original Deed, tax at the time of this Development agreement and Development Power of Attorney.
- 2) That the Owner(s) jointly have good and marketable title of the 'A' schedule property and it is free from all encumbrances.
- 3) That the Developer shall at its own cost prepare proposed building plan in the name of the Owner(s) for the purpose of multi storied building in conformity with the provisions of the West Bengal Town & Country Planning Act & the rules there under the building Regulation Act in respect of the "A" schedule property or from **ULUBERIA Municipality** & shall submit the same on behalf of the Owner(s) before the authorities concerned (**ULUBERIA Municipality**) for taking sanction of the building plan regarding the same &

the developer also shall pay all costs, which will be required for the purpose of taking sanction for the building plan.

- 4) That the Developer shall sign on behalf of the Owner(s), the legally good acceptable proposed building plan for necessary submission of the same before the appropriate authority concerned & also Owner(s) shall swear Affidavit & indemnity Bond which may be required for the purpose of obtaining sanction of building plan from the ULUBERIA Municipality concerned & the Owner(s) shall also sign all papers/documents which may be required from time to time for completion of the construction of the multi storied building proposed to be constructed on the 'A' scheduled property.
- 5) That the Owner(s) shall hand over vacant possession of the 'A' schedule property to the Developer within fifteen days from the date of Registration of this Agreement.
- 6) That the developer will construct the BASEMENT + GROUND + IV building on the "A" Schedule property (as sanctioned from ULUBERIA Municipality), and the Developer will complete the same within 08.01.2025 from the date of obtaining vacant possession of the "A" schedule premises,
- 7) The developer hereby agrees to develop or agrees to complete the construction work of the proposed building over the "A" schedule property as per sanction plan of ULUBERIA MUNICIPALITY with best and good materials as may be specified by the architect & structural engineer from time to time entirely at its own cost, expenses and its own finance and at its own risk and responsibility, and further that the Owner(s) shall hand over vacant possession of the 'A' schedule property together with vacant existing old building to the Developer within fifteen days from the date of Registration of this

Agreement. And delivery of vacant possession to the Developer, the Owner(s) will deliver a written letter of confirmation duly signed by them to the Developer to record the actual date of possession of "A" schedule premises in favour of the Developer to avoid the future controversies.

- 8) That the Developer shall construct and complete the said multi- storied building as per sanctioned plan and specifications mentioned hereunder and shall undertake full responsibility and the Owner(s) shall not be any way responsible and be kept indemnified by the developer for any incident or accident which may occur in the said premises due to its construction activities and or faulty design and/or other anomaly or defect or default whatsoever and the Developer shall keep the Owner(s) fully indemnified at all times against any loss or damages which may be caused to the Owner(s) or anyone else due to any accident during construction or any unauthorized construction in deviation or the sanctioned plan and/or due to any other cause whatsoever.
- 9) The Owner(s) shall co-operate with the Developer for construction and completion of the new BASEMENT + GROUND + IV building at the said premises.
- 10) That as and when required, the Owner(s) shall sign or endorse all necessary papers, applications, documents and agreements which may be required by the Developer for getting financial assistances from the Bank or any other financial institution for obtaining the construction loan by the Developer, for obtaining the loans for purchase of the flats by the prospective purchaser/purchasers out of only Developer's portion or allocation without imposing any financial liability to the Owner(s). However the Developer and/or the prospective purchasers obtaining such loans shall fully be responsible for repayment of the same and also the liability concerning and touching to the said loans, the Owner(s) shall not be liable for repayment of the same or responsible fix the same excepting to give necessary consent in this regard. However no mortgages or charges or

encumbrances can be created on the Owner(s)'s share and allocation of the building by the Developer and the prospective purchasers for getting financial assistances as aforesaid for obtaining construction loan and/or purchase of flats.

11) That the constructed area for common use & common portions of the (BASEMENT + GROUND + IV ) building shall be kept as common and the Owner(s) shall have rights thereof to enjoy the same with other Owner(s) / occupier's (with other intending Flat/Unit buyers).

12) That the Land Owner(s) herein shall not have any claim in future of any amount and money for entering in to this contract for sale cum development with the Developer for the proposed construction over the 'A' schedule property except the Owner(s)'s allocation as indicated/mentioned herein before.

13) That the Developer shall get all transferable right over the remaining portions (Developer's allocation) of the proposed Building excluding the Owner(s)'s allocation as mentioned herein before with proportionate share of land underneath the building including the common portions, common facilities and amenities as mentioned in the Schedule "C" hereunder for his/its financial investment & resources for the construction of BASEMENT + GROUND + IV storied building over the 'A' schedule land;

14) Common portions, amenities and facilities of the building on the said property (as mentioned in "C" schedule) including all right of common space & all other thing made for common purposes for all future co-occupants of the building.

15) That if required the Owner(s) shall execute & register proper instrument of transfer on duly stamped for conveyance in favour of the proposed purchasers in respect of the constructed area of the Developer's allocation selected, nominated & mentioned herein

for the Developer, provided the Developer shall handover possession the Owner(s)'s allocated Flats/Units first in complete habitable/useable condition within the above mentioned stipulated time.

- 16) The building plan for construction of proposed multi storied building shall be prepared and signed by the Developer's appointed architect, engineer in conformity with building regulation of the ULUBERIA Municipality and the existing by-laws of any of competent authority. That the Developer shall construct the entire construction of the proposed multi storied building as per plan sanctioned by the **ULUBERIA MUNICIPALITY** with best quality material without any compromise.
- 17) That the Developer has every right to modify or alter the building plan, extension of time of the Building sanction plan & also shall have the right to submit supplementary plans in consultation with the Owner(s) for the purpose of completion of construction of the multi storied building over the 'A' schedule property & shall have every right to submit plan and to take delivery of the same in lawful manner from the ULUBERIA Municipality or from any other competent authority & for the purpose any consent in writing or signature of the Owner(s) is required or by signing himself as Attorney of the Owner(s) herein, and if required, they shall be bound to sign the same & co-operate in all matters in respect of getting supplementary sanction of building plan, plans, written statements, petitions & all other documents which may be required for the court cases, if any. It is to be noted that the Developer undertakes full responsibility and the Owner(s) shall not be anyway responsible and be kept indemnified by the developer for any incident or accident which might occur in the said premises due to its construction activities and or faulty design and /or other anomaly or defect or default whatsoever and the Developer shall keep the Owner(s) fully indemnified at all times against any loss or damages

which may be caused to the Owner(s) or anyone else due to any accident during construction or any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever.

- 18) The Developer shall be entitled & have all legal right to enter in any agreement for sale and may take advance OR full consideration from any intending purchaser or purchasers of Flat/Apartments of the said BASEMENT + GROUND + IV building out of said Developer's allocation and may enter into any package deal or arrangement in relation thereto in respect to the Developer's allocation.
- 19) That the Developer for construction of Building over the 'A' schedule property shall have every right to appoint suitable competent Architect, Civil Engineers, supervisors, labors, constructors, Mason, Electrician, Plumber or any person for the purpose of completion of the proposed building.
- 20) The Developer shall have every right to create Mortgage (Simple/Equitable) over the Developer's allocation of the proposed building with any financial institutions if required for loan to complete the said residential project.
- 21) That any amount received or receivable from the purchaser(s) or transferee against the sale of flats/apartments/commercial space/Garages/other spaces in the said BASEMENT + GROUND + IV building out of developer's allocation shall be receivable by the developer only and until full disposal of Developer's allocation the Developer shall have absolute right and authority to operate building association, common rules, and regulations in its sole discretion and the scheme of transfer or sale, and the sale Deeds of the respective units shall be drawn up by the Developer's nominated Advocate,

The Owner(s) hereby agreed to sign and execute all such transfer Deed or Deeds in favour of the proposed purchaser(s) if required.

That all costs, charges, expenses and fees payable for stamp duty, registration charges, Advocate's fees for all such deeds documents writings, agreements, conveyances shall be borne and paid by the respective purchaser(s) only.

- 22) That Neither the Owner(s) nor the Developer or any person occupying any portion of the said building whether in the Owner(s)'s allocation or in the Developer's allocation shall use or permit to be used their respective portion or space for carrying on any illegal or immoral trade or activity inside the building or outside the building.
- 23) That the Owner(s) in no case shall be liable to pay any charges to any men & agent appointed by the Developer for the purpose of construction of multi storied building over the 'A' schedule property, in any manner whatsoever. For any dispute towards labour unrest etc. and any delay in handing over possession of Flats/Units to the prospective buyers out of Developer's allocation will be Developer's responsibility and the Developer shall be liable for all damages if any, for that matter the Owner(s) shall not be liable and responsible on that account.
- 24) That the Owner(s) shall always co-operate to the Developer whenever any co-operation is required to the best acceptable possible way, excepting any financial help.
- 25) That land Owner(s) hereby permitted and authorized the Developer **SARMITA ENTERPRISE (GSTIN- 19ADMPC4109P1Z7)** a proprietorship concern/firm being represented by its sole proprietor **SRI SUMANTA CHANDRA** son of



Late Rabindranath Chandra, (PAN- **ADMPC4109P**, Adhar No. 8136-6391-2746), Indian National, by faith Hindu, by occupation Business, resident of **Village & P.O. Latipur, P.S. Uluberia, Dist. Howrah, PIN- 711316** to sign, seal and to put all necessary signatures, for all future corresponding with the **ULUBERIA MUNICIPALITY** for obtaining Sanction Plan, modified sanction plan, as made plan, renewal of sanction plan and all necessary requirements for validate the sanction plan, or any affairs regarding the proposed building on its behalf and the land Owner(s) also undertake to delegate power to the Developer herein in the Development Power of Attorney.

- 26) That the Owner(s) shall pay entire rent & Taxes to the BL&LRO and ULUBERIA Municipality of the "A" schedule property till delivery of the "A" schedule property to the Developer & after the completion of construction & handing over the possession of the flats to the Owner(s) & the prospective purchasers shall pay rent & taxes jointly to the Govt. & ULUBERIA Municipality and shall be mutated in their name & there after shall pay all taxes, duties, etc. which are to be assessed by the B.L. & L.R.O. and ULUBERIA Municipality or other authorities or any other authorities concerned. Necessary arrangement for Mutation etc. from the competent authority has to be arranged by the Developer.
- 27) That the Developer at its own cost & expenses shall develop the proposed building by engaging own men, labors and shall keep & stock building materials at the site of construction at its risk & responsibility. The Owner(s) shall authorize the Developer to do all such acts/things which will be necessary for the purpose of completion of development work & shall grant powers/authorities as may reasonably require by its agent or nominee from time to time.

- 28) That after the completion of construction of the said multi storied building and after the sale of the all flats/Units etc. if any income tax is imposed out of Developer's allocated Flats/Units upon the Owner(s) on such accounts, the same shall be paid by the developer in full except the capital gain taxes imposed out of Owner(s)'s allocation.
- 29) That the sale deeds of the proposed flats/Units of the developer's allocation will be prepared and will be registered by the Law firm of the Developer.
- 30) That the Owner(s) after getting their respective allocated flats of the BASEMENT + GROUND + IV building shall enjoy the common area, portions of the building together with other occupier's with same right and liabilities.
- 31) That the Owner(s) at their own cost shall take separate Electric connection for their own use. However, necessary arrangement for electrical connection etc. from the Authorities concerned will be the responsibility of the Developer. The Owner(s) shall also have every right to sell jointly their own allocated flats mentioned above together with proportionate land underneath to any third party at any time, if required.
- 32) That after full completion of BASEMENT + GROUND + IV building and handing over the same to the intending purchasers by way of sale, the flat Owner(s)'s including the First Parties will become the absolute Owner(s) of their respective flat/Units together with the proportionate share of land underneath of 'A' schedule property and shall be collectively liable to bear all costs of maintenance of building, rent, taxes and other incidental cost or cases. For the purpose of such maintenance etc. it will be the responsibility of the developer to make necessary arrangement to form the society/association with the elective members of the respective Owner(s) of the flats etc. to arrange for required

maintenance/development of the Housing Complex/building and handover the charges of regular maintenance etc. to the society after completion of the said building. Till such time the Maintenance, Security etc. will remain the entire responsibility of the Developer, however, reasonable charges for all such job will have to be borne by the respective Flat Owner(s).

- 33) That if any accident occurs due to uses of Low grade materials or due to negligence on the part of Engineer or contractors during construction by the Developer for construction of the multi storied building, in that case the Owner(s) shall not be liable for the same in any manner whatsoever. The Owner(s) shall not be held responsible for any such happenings and the Developer shall be fully responsible on that account, for which the developer will have to submit an indemnity Bond to that respect to the Owner(s) .
- 34) That if any dispute, controversies or difference of opinion arises during the entire process of this agreement, the parties shall try and settle the same amicably save and except what has been specifically stated in various paragraphs, all disputes/differences between the parties arising out of the meaning, construction or import of this agreement or all their rights and liabilities as per this agreement shall be adjudicated by the common Lawyer Advocate Ayan Sarkar or otherwise the parties hereto shall have the right to take legal action before the competent court of law against the parties for redressal.
- 35) In the event the Developer is prevented from and interfered with the proceeding of the construction work during the continuance of such construction work or prevented from starting the work of construction by any act on the part of the Owner(s) or Owner(s)'s agent, servants, representatives or any person claiming any right under the Owner(s) , then and in that case the Developer shall have the right to realize refund of total amount

invested/incurred by the Developer for construction over the "A" schedule property and all sums/capitals invested/incurred by the Developer for construction in the meantime together with interest at the rate of 12% per annum on the total amount and shall also be entitled claim damages and losses which the Developer may have suffered but the developer's right to sue for specific performance of contract shall remains unaffected. The condition will however, be applicable for specific timely performance/compliance of all applicable norms of present days joint developmental agreement is followed on the part of the Developer. Any violation or non-compliance on the part of the Developer, the Owner(s) will also be entitled for damages as may be awarded by the joint arbitrator.

➤ **FORCE MAJEURE**

The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performances of the relevant obligations are prevented by the existence of the force Majeure and shall be suspended from the obligations during the duration of the force Majeure as understood in law. Force Majeure shall mean flood, **pandemic**, earthquake, riot, war, tempest, civil commotion, strike and /or any other act or commission beyond the reasonable control of the Developer.

- 36) All courts within the limits of Uluberia shall have the jurisdiction to entertain and determine all Actions, suits and proceedings arising out of these presents between the parties hereto.
- 37) The Original copy of this Development Agreement and Development Power of Attorney along with Deed of Sale, Mother Deed, shall be retained by the Developer and the Developer will provide Certified true copy of this Deed to the Owner(s).

38)

**POSSESSION**

That the Developer will start & complete the construction of BASEMENT + GROUND + IV building within 08.01.2025 from the recorded date of taking vacant possession of "A" schedule premises as mentioned herein before, and also will deliver possession of the OWNER(S)'S ALLOCATED FLATS/UNITS in the said building as complete habitable status and as per specifications mentioned (Schedule-B) hereinafter within said stipulated time, and the Developer shall have exclusive right of construction of the said BASEMENT + GROUND + IV building without any interruption from the Owner(s) of its men or agents.

- 39) The land Owner(s) agreed & consented to the Developer that the developer is entitled to get sanction plan of BASEMENT + GROUND + IV building from the ULUBERIA MUNICIPALITY and to construct building thereon as per said sanction plan and he will co-operate the Developer the best possible way they can in near future.

**DEVELOPMENT POWER OF ATTORNEY**

That the Owner(s) will execute and register a Development Power of Attorney, appointing **the Developer above named** as their true and lawful attorney conferring the following powers including the power of sale, gift, Mortgage, Lease-out, let out and any kind of transfer of **developer's allocation/portion** in favour of the person(s), company, firm, Private or Govt., Bank etc. together with proportionate share of land underneath, to submit and sign the sanction plan on behalf of the Owner(s), to apply for mutation to ULUBERIA Municipality and BL&LRO by signing any documents as required by the said authorities on behalf of the Owner(s), pay Municipal and BL&LRO taxes on behalf of the Owner(s), the and the Owner(s) unilaterally shall not be entitled to revoke the

development power of attorney which is the part of Sale-cum-Development agreement and if in any way the said power of Attorney is revoked, in that case said Power of Attorney will be deemed unrevoked, valid & subsisting until the Owner(s) pay above said full construction costs of the said building (as is where is basis) and all damages, special damages, accrued 10% interest per annum on total amount to the Developer, together with all other incidental damages and losses which may be borne by the prospective purchasers for completion of sale, otherwise the Developer's right cannot be debarred in any way to making constructions to complete the said project and sell out the entire Developer's allocations.

40)

**ARBITRATION**

That all disputes and differences between the parties hereto any way relating to this agreement and/or arising out of any provision hereof shall be referred to the at least 3 nos. of arbitrator for arbitration of the parties who must be practicing Advocates, the parties to such arbitration shall be held in accordance with the arbitration and reconciliation act 1996 or ANY OTHER ACT, which is enacted hereafter relating to arbitration and the decision of such arbitrator shall be final and binding on both the parties.

41)

**EASEMENTS & LISENCE**

The developer has acquired full right to use, access, enjoy, unloading goods for the construction and get all types of easements over the Municipal Road on the Western side of the "A" schedule property for the purpose of proposed construction, and the Developer

having acquired such easement right shall/may take sanction of the new building as would to be constructed on the "A" schedule property of the land Owner(s) treating it main access road of the proposed site for which land Owner(s) or any other person(s) have no right to object for doing the same in any manner. And the Owner(s) as well as any other third parties shall have no legal right of causing any obstructions, obligations, disputes, give injunctions in future from any Court of Law in respect of the said access Road on the Northern side of the "A" schedule property.

**SCHEDULE - 'A' ABOVE REFERRED TO**

**(DESCRIPTION OF LAND & PREMISES WHERE BASEMENT + GROUND + IV**

**(SUKHONEER SARMITA-FULESWARI, BLOCK-A) BUILDING WILL BE**

**CONSTRUCTED)**

**ALL THAT** piece and parcel of Converted Bastu land measuring more or less about 15.28 [Fifteen point two eight] decimals comprised in RS Dag no. 1563 corresponding to L.R. Dag No.1525 appertaining to RS Khatian no. 728, and New L.R. Khatian nos. 4475, 4477 **AND** Converted Bastu land measuring more or less about 12 [Twelve] Decimals comprised in RS Dag no. 1577 corresponding to L.R. Dag No. 1539 appertaining to RS Khatian no. 728 and New L.R. Khatian nos. 4475, 4477 i.e. total 27.28 Decimals of land in above Two Dags within Mouja Fuleswar, under J.L. no. 108, Touji no. 744, within Uluberia Municipality new Ward No. 20, within the jurisdiction of A.D.S.R. and Police Station Uluberia and District Howrah- 711316, together with all sorts of easement rights of Municipal Road attached therewith, is being butted and bounded by:

**ON THE NORTH:-** Municipal Drain ;  
**ON THE EAST:-** Irrigation Canal;  
**ON THE SOUTH :-** land of Durga Rani Paria & others ;  
**ON THE WEST:-** Municipal Road ;

**SCHEDULE "B" ABOVE REFERRED TO**

(Particulars of specification for construction & finishing of the flats)

**Specification**

1. R.C.C. column (Pillar)
2. Outside Brick wall 8" to 10" thick, Partition wall (inside) 3" & 5" thick
3. Inside and outside plaster ½ thick
4. Flash Door made by wooden with Shaal wooden door frame and P.V.C. door in toilet & kitchen.
5. Window anodized aluminum with glass (sliding panel).

**6. Interior finish:**

- a) Wall putty & without Paint finish
- b) One coat primer & paint finish in doors.

**7. Exterior finish;** Wall Putty, Painting with cement based or acrylic paint.

**8. Bath room-toilet**

- a) One basin with stop cock each flat.
- b) One pan or Commode fitting in bath cum-toilet
- c) Three water points in bath -cum-toilet
- d) Dado upto 6' with wall ceramic tiles.

**9. Kitchen :**

- a) One steel sink with tap each flat.
- b) Two water point in each kitchen.



C) Dado with wall tiles up to 3' above kitchen counter.

10. Floor finish : Floor tiles (Ceramic OR Vitrified) (16" x16", 12"x12",2"x2") finish with good quality.

11. Electrical Switches & Wire: Any reputed Brand.

Electrical Points: Each living & dining room 2 light points, 1 fan point, plug point.

Each kitchen: 1 light point, 1 exhaust point, 1 plug point.

Each bath-cum-toilet: 1 light point.

Each Balcony 1 light point, 1 plug point.

One calling bell point & separate meter point for each flat.

**12. Water supply & Drainage**

a. Overhead Reservoir.

b. HP motor & pump reputed company.

c. All outlet pipes for water & sanitary are with PVC pipe.

13. Staircase Stone finish & I.S. railing.

15. Automatic Lift facility from Basement/Ground Floor to Top Floor.

**SCHEDULE "C" ABOVE REFERRED TO**

**(COMMON AREA AND COMMON FACILITIES OF THE SAID BASEMENT + GROUND + IV BUILDING)**

Common area means and includes the undivided proportionate share in land and in common space in the building as follows:

1. (a) Main stair case and landing, corridors/common passages of all the floors and right to Use Electric Passenger Lift from Ground floor to Top Floor.
- (b) All RCC columns, walls & passages.

2. (a) Main entrance gate, side-space, backspace and common passage leading to main entrance gate and top roof of the said ground plus four storied building.

(b) All entrances to & exit from the building with all installations of common use & utility.

3. Water Pump, overhead water tank and underground reservoir and supply pipe line, main distribution and Roof will be used for all Owner(s) for common purpose including T.V. antenna, Aerial, drying cloth, no further loading on the Roof will be allowed.

4. Drainage and Sewers, septic tank.

5. Deep Tube well, Pump room, meter room,

6. Electric Meter Board & installations with electric fittings and Lift in common areas,

7. Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the said building as or necessary for passage to and occupancy of the flats in common without causing any disturbances to other co-occupiers of the said building.

8. Roof of the said building will be common for all flat/unit Owner(s)/s for drying cloths or fixing T.V. Antenna as would be allotted/directed by the Developer.

**SCHEDULE "D" ABOVE REFERRED TO**

**COMMON EXPENSES WHICH THE LAND OWNER(S) AS WELL AS INTENDING PURCHASER OR PURCHASERS OTHER CO-OCCUPANTS WITHIN THE BUILDING SHALL HAVE TO BEAR**

- 1) The expenses of administration, maintenance, repair, replacement of Common Parts, equipment, necessaries, common areas and facilities including white washing, painting and decorating the exterior portion of all the said building, the gutters walls, entrances, the stair case, the landing, the boundary walls, entrance, the stair cases, the landing, the gutters, rain water pipes, motors, pumps, water, Gas Pipes, electric wirings, installations, sewers, drains, and other common parts, fixtures, fittings, and equipment, in under or upon all the building enjoyed or used in common by the purchaser co-purchaser, or other occupiers thereof.
- 2) The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of all the building as shall be enjoyed or used in common by the occupiers of the said Building.
- 3) Cost and charges reasonably enquired for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
- 4) The cost of decorating the exterior of the building.
- 5) The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common, salaries of Guards, watch men, sweepers etc.
- 6) Insurance Premium, if any for insuring all the building against any damage due to earthquake, fire, lightning, civil common etc.

- 7) Municipal taxes, Multi-storied Tax, Service Tax, GST if any, and other similar taxes save those separately assessed on the respective FLAT/UNIT.
- 8) Litigation expenses as may be necessary for protecting the right and possession of the land and all building.
- 9) Such other expenses as are necessary or incidental for maintenance, upkeep and security of the building and Government duties, as may be determined by the Owner(s) and/or Unit Owner(s)'s Association, as shall be formed by the Unit Owner(s)'s Association thereof in accordance with the provisions of West Bengal Apartment Owner(s)ship Act, 1972 and bye laws thereof as amended from time to time being obligation on their part in the fullest legal sense of the term.
- 10) The share of the Purchaser/Purchasers in such common expenses shall be generally proportionate in accordance with the liability of the Unit hereunder sold as against the total amount as may be incurred in any of heads of such expenses in accordance with the proportion of the area within the same as against the total area the building to be covered there under.

**IN WITNESS WHERE OF** the parties here to have signed/subscribed and delivered these presents on the date month and year first above written.

**SIGNED, SEALED AND DELIVERED**

**IN PRESENCE OF**

**WITNESSES:**

1. Monorayan Khar  
Vill - Badizafa

Malay Sarkar  
Vill - Banitala



Madhumita Ghosh Nee Chandra

**SIGNATURES OF THE FIRST PARTIES/LAND OWNER(S)**



**SIGNATURE OF THE SECOND PARTY /DEVELOPER/BUILDER**

Drafted by :  
Ayan Sarkar

Advocate  
Kolkata  
E. No. W.B. 1873/2002  
Mob: 9836246598

### SITE PLAN

FOR DEVELOPMENT AGREEMENT IN RESPECT OF PART OF R.S. DAG NOS.-1563 & 1577 ; L.R. DAG NOS.- 1525 & 1539 ; R.S. KHATIAN NO.- 728 ; L.R. KHATIAN NOS.-4475 & 4477 ; MOUZA-FULESHWAR ; J.L.NO.- 108 ; WARD NO.-20 UNDER ULUBERIA MUNICIPALITY P.S.-ULUBERIA ; DISTRICT- HOWRAH ; PIN-711316.

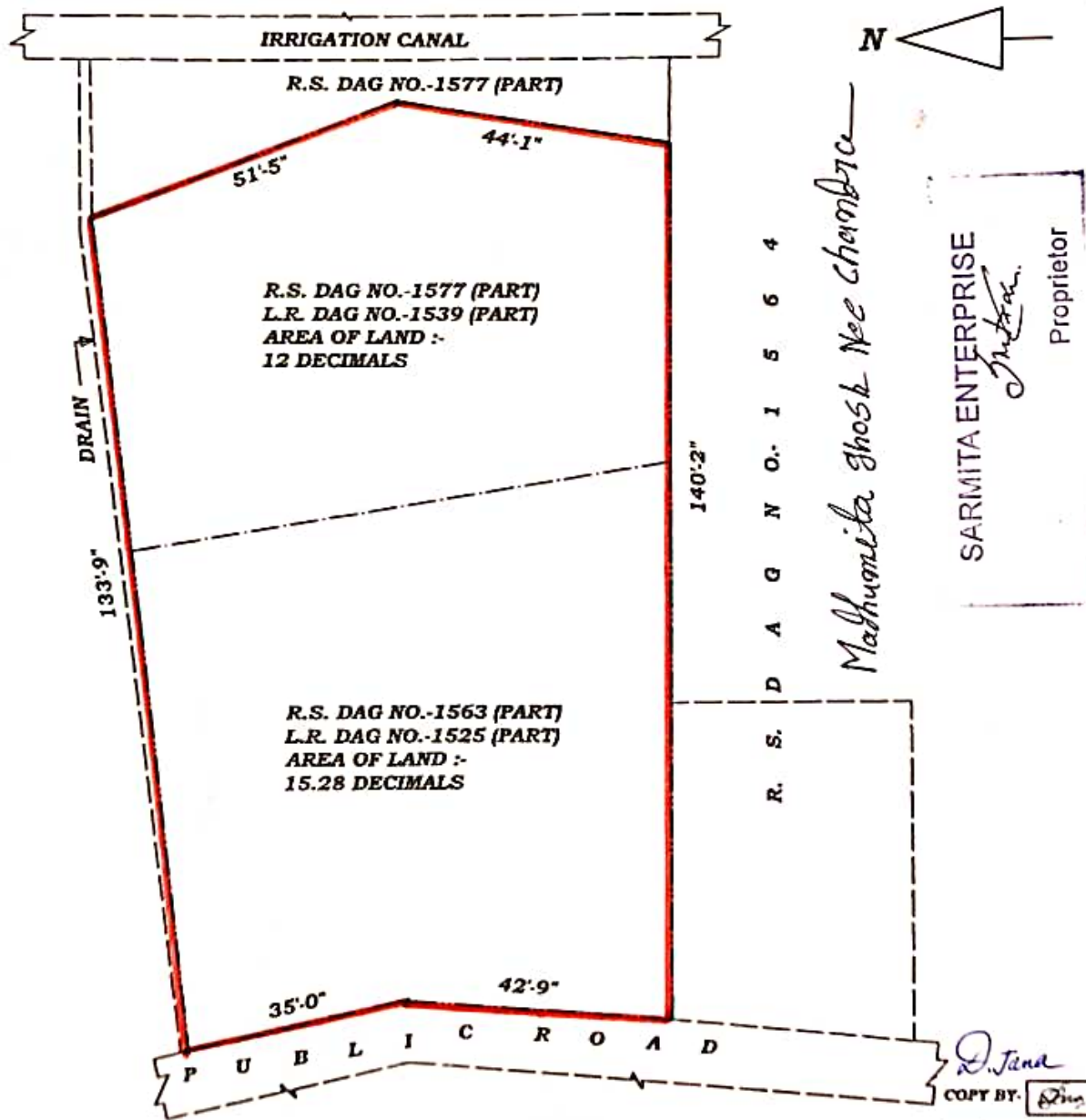
SCALE :- 1" = 25'-0"

AREA REFERENCE :-

IN R.S. DAG NO.-	IN L.R. DAG NO.-	AREA OF LAND
1563 (PART)	1525 (PART)	15.28 DECIMALS
1577 (PART)	1539 (PART)	12 DECIMALS

TOTAL AREA OF LAND :- 27.28 DECIMALS - SHOWN IN RED BORDER

LAND OWNERS :- 1) SMT. MADHUMITA GHOSH NEE CHANDRA & 2) SRI SUMANTA CHANDRA.  
DEVELOPER/ BUILDER :- SARMITA ENTERPRISE - REPRESENTED BY ITS SOLE PROPRIETOR :- SRI SUMANTA CHANDRA.



*[Signature]*  
(SHYAMAL KHATA)  
Surveyor & Regd. Copy Writer  
Gouripur, Uluberia, Howrah  
Licence No- 21

**FINGER IMPRESSIONS**



LEFT HAND				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND				
LITTLE	RING	MIDDLE	FORE	THUMB

Signature of *Madhumita Ghosh Nee Chandra*



LEFT HAND				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND				
LITTLE	RING	MIDDLE	FORE	THUMB

Signature of **SARMITA ENTERPRISE**  
*[Signature]*  
Proprietor



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120220232029234917

## GRIPS Payment Detail

GRIPS Payment ID:	120220232029234917	Payment Init. Date:	12/02/2023 10:40:25
Total Amount:	6991	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CCIAJU0	BRN Date:	12/02/2023 10:41:38
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: Ayan Sarkar  
Mobile: 9836246598

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230292349181	Directorate of Registration & Stamp Revenue	6991
Total			6991

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY ONE ONLY.

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





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



192022230292349181

**GRN Details**

GRN:	192022230292349181	Payment Mode:	Online Payment
GRN Date:	12/02/2023 10:40:25	Bank/Gateway:	State Bank of India
BRN :	IKOCCIAJU0	BRN Date:	12/02/2023 10:41:38
GRIPS Payment ID:	120220232029234917	Payment Init. Date:	12/02/2023 10:40:25
Payment Status:	Successful	Payment Ref. No:	2000369133/1/2023

[Query No!\*/Query Year]

**Depositor Details**

Depositor's Name:	Ayan Sarkar
Address:	D.R.T. KOLKATA
Mobile:	9836246598
EMail:	sarkar.ayan78@gmail.com
Contact No:	09836246598
Depositor Status:	Advocate
Query No:	2000369133
Applicant's Name:	Mr Amar Adhikary
Identification No:	2000369133/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	12/02/2023
Period To (dd/mm/yyyy):	12/02/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000369133/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2000369133/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>6991</b>

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY ONE ONLY.

### Major Information of the Deed



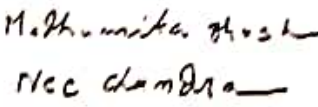



Deed No :	I-0505-00810/2023	Date of Registration	13/02/2023
Query No / Year	0505-2000369133/2023	Office where deed is registered	
Query Date	10/02/2023 3:09:08 PM	A.D.S.R. ULUBERIA, District: Howrah	
Applicant Name, Address & Other Details	Ayan Sarkar Uluberia Court,Thana : Uluberia, District : Howrah, WEST BENGAL, PIN - 711315, Mobile No. : 9836246598, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 400/-	Rs. 52,74,414/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-20 Main Arterial Road, Mouza: Fuleshwar, JI No: 108, Pin Code : 711308

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-1525 (RS :- )	LR-4475	Bastu	Bastu	7.64 Dec	100/-	14,83,373/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1525 (RS :- )	LR-4477	Bastu	Bastu	7.64 Dec	100/-	14,83,373/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-1539 (RS :- )	LR-4475	Bastu	Bastu	6 Dec	100/-	11,53,834/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-1539 (RS :- )	LR-4477	Bastu	Bastu	6 Dec	100/-	11,53,834/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>27.28Dec</b>	<b>400 /-</b>	<b>52,74,414 /-</b>	
		<b>Grand Total :</b>			<b>27.28Dec</b>	<b>400 /-</b>	<b>52,74,414 /-</b>	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Madhumita Ghosh,</b> (Allas: Madhumita Chandra) (Presentant ) Wife of Sumanta Chandra Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 LTI 13/02/2023	 13/02/2023
Village:- Fuleswar, P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx7d, Aadhaar No: 58xxxxxxxx4551, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sumanta Chandra</b> Son of Late Rabindranath Chandra Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 LTI 13/02/2023	 13/02/2023
Village:- Fuleswar, P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx9p, Aadhaar No: 81xxxxxxxx2746, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SARMITA ENTERPRISE</b> Village:- Latibpur, P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 , PAN No.:: adxxxxxx9p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Sumanta Chandra</b> Son of Late Rabindranath Chandra Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 12:48PM	 LTI 13/02/2023	 13/02/2023
Village:- Fuleswar, P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx9p, Aadhaar No: 81xxxxxxx2746 Status : Representative, Representative of : SARMITA ENTERPRISE (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Monoranjan Khan</b> Son of Late Bishnupada Khan Village:- Bahirtafa, P.O:- Jadurberia, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316	 13/02/2023	 13/02/2023	 13/02/2023
Identifier Of Smt Madhumita Ghosh, Shri Sumanta Chandra, Sumanta Chandra			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Madhumita Ghosh	SARMITA ENTERPRISE-3.82 Dec
2	Shri Sumanta Chandra	SARMITA ENTERPRISE-3.82 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Madhumita Ghosh	SARMITA ENTERPRISE-3.82 Dec
2	Shri Sumanta Chandra	SARMITA ENTERPRISE-3.82 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Smt Madhumita Ghosh	SARMITA ENTERPRISE-3 Dec
2	Shri Sumanta Chandra	SARMITA ENTERPRISE-3 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Smt Madhumita Ghosh	SARMITA ENTERPRISE-3 Dec
2	Shri Sumanta Chandra	SARMITA ENTERPRISE-3 Dec

## Land Details as per Land Record

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-20 Main Arterial Road, Mouza: Fuleshwar, JI No: 108, Pin Code : 711308

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1525, LR Khatian No:- 4475	Owner:সুমন্ত চন্দ্র, Gurdian:রবীন্দ্রনাথ চন্দ্র, Address:ফুলেশ্বর, উলুবেড়িয়া, হাওড়া, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Shri Sumanta Chandra
L2	LR Plot No:- 1525, LR Khatian No:- 4477	Owner:মধুমিতা ঘোষ (চন্দ্র), Gurdian:সুমন্ত চন্দ্র, Address:ফুলেশ্বর, উলুবেড়িয়া, হাওড়া, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Smt Madhumita Ghosh
L3	LR Plot No:- 1539, LR Khatian No:- 4475	Owner:সুমন্ত চন্দ্র, Gurdian:রবীন্দ্রনাথ চন্দ্র, Address:ফুলেশ্বর, উলুবেড়িয়া, হাওড়া, Classification:শালি, Area:0.07000000 Acre,	Shri Sumanta Chandra
L4	LR Plot No:- 1539, LR Khatian No:- 4477	Owner:মধুমিতা ঘোষ (চন্দ্র), Gurdian:সুমন্ত চন্দ্র, Address:ফুলেশ্বর, উলুবেড়িয়া, হাওড়া, Classification:শালি, Area:0.07000000 Acre,	Smt Madhumita Ghosh

**On 13-02-2023**

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

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

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

Presented for registration at 12:14 hrs on 13-02-2023, at the Office of the A.D.S.R. ULUBERIA by Smt Madhumita Ghosh Alias Madhumita Chandra, 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 52,74,414/-

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

Execution is admitted on 13/02/2023 by 1. Smt Madhumita Ghosh, Alias Madhumita Chandra, Wife of Sumanta Chandra, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Business, 2. Shri Sumanta Chandra, Son of Late Rabindranath Chandra, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Business

Identified by Monoranjan Khan, , Son of Late Bishnupada Khan, P.O: Jadurberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-02-2023 by Sumanta Chandra, proprietor, SARMITA ENTERPRISE (Sole Proprietorship), Village:- Latibpur, P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Identified by Monoranjan Khan, , Son of Late Bishnupada Khan, P.O: Jadurberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2023 10:41AM with Govt. Ref. No: 192022230292349181 on 12-02-2023, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IKOCCIAJU0 on 12-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1149, Amount: Rs.50.00/-, Date of Purchase: 10/02/2023, Vendor name: M K Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2023 10:41AM with Govt. Ref. No: 192022230292349181 on 12-02-2023, Amount Rs: 6,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IKOCCIAJU0 on 12-02-2023, Head of Account 0030-02-103-003-02



**Ayan Mukhopadhyaya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ULUBERIA**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0505-2023, Page from 17493 to 17532  
being No 050500810 for the year 2023.



Digitally signed by AYAN  
MUKHOPADHYAY  
Date: 2023.02.16 15:16:17 +05:30  
Reason: Digital Signing of Deed.

(Ayan Mukhopadhyaya) 2023/02/16 03:16:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ULUBERIA  
West Bengal.

(This document is digitally signed.)