

3505/22

L-3467/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 203946

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উক্ত পত্রের বিষয়
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District Sub-Registrar
Sodepur, North 24 Parganas


20 APR 2022

DEVELOPMENT AGREEMENT

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

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 Alokendu Bandyopadhyay
 Advocate

M/s APEX REALTY

 Partner

(2)

BETWEEN

SMT. NAMITA DAS, (PAN: DHIPD9223E), Wife of Late Sanat Kumar Das @ Sanat Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Narasingha Dutta Ghat Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

"M/S. APEX REALTY" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No. AAWFA9689B**, hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

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Alokendu Bandyopadhyay

Advocate

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M/s APEX REALTY

Mihir Guin


Partner

(3)

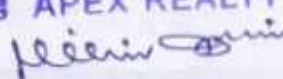
(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, Residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/ DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

WHEREAS the land Owner hereof is the absolute and lawful owner of a plot of land measuring more or less 1 Cottah 10 Chittaks classified as "Bastu" lying and situates within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 1820/2885, under R.S. Khatian No. 171, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 47, Narasingha Dutta Ghat Road, under Ward No. 1, togetherwith old dilapidated residential house standing thereon being morefully described in the Schedule


Alokendu Bandyopadhyay
Advocate

Contd...4

M/s APEX REALTY

Partner

(4)

appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

AND WHEREAS the Land Owner hereof namely Namita Das (Wife of Late Sanat Kumar Das @ Sanat Das) has purchased a plot of land classified as "Bastu" measuring more or less 1 cottahs 10 chittaks, within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 1820/2885**, under R.S. Khatian No. 171, P.S.- Khardah, by virtue of a Registered Bengali Saaf Bikroy Kobala being Deed No. 53, from his predecessor-in-title namely Khagendra Krishna Mitra & 12 Others and the said Deed was executed on 26.11.2000 and registered on 04.01.2001 at the Office of D.S.R. I, North 24 Parganas, Barasat, and the same was recorded in Book No. I, Vol. No. I, Pages from 91 to 102, being no. 53, for the year 2001.

AND WHEREAS in the manner aforesaid the Land Owner hereof has been possessing the said 1 cottahs 10 chittaks of landed property and mutated her name to the Assessment Registrar of Panihati Municipality in Holding No. 47, Narasingha Dutta Ghat Road, under Ward No. 1 and the land owner also recorded her name in the L.R. record of right vide L.R. Dag No. 4669 under L.R. Khatian No. 3289 and have been possessing and enjoying the said landed property by exercising all her right of ownership over the

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Alokendra Bandyopadhyay

Advocate

Contd...5

M/s APEX REALTY

Nelina Das

Partner

(5)

said landed property and she thus legally entitled to the said property and as absolute owner and paying the relevant rent taxes regularly and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free from all shorts of encumbrances.

AND WHEREAS with a view to fulfil her desire and with the consent to amalgamate her landed property with the other contiguous plot holders as well as with amalgamation with the others holding in to a single holding and for making construction of a Multi Storeyed Building (G+4) over the landed property mentioned in the Schedule hereunder written the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

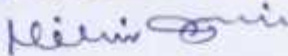
AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-

The land owner namely SMT. NAMITA DAS shall be entitled to get her **Owner's Allocation** in respect of her land area into the new proposed multistoreyed building


Mokendu Bandyopadhyay
Advocate

Contd...6

M/s APEX REALTY

Partner

(6)

by using her land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The land owner is entitled to get **2 (Two) nos. of self contained residential Flat, being Flat no. B, on the 1st Floor, East Facing, measuring more or less 617 Sq. Ft. Constructed covered area and being Flat no. C on the 1st Floor, South-East Facing, measuring more or less 615 Sq. Ft. Constructed covered area and One shop room, being no. 1, on the Ground Floor, South Facing, measuring an area 100 Sq.ft. Constructed Covered area into the new proposed multistoryed building.**

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

The Land Owner herein also hereby entitled to get a sum of **Rs. 15,00,000.00 (Rupees Fifteen Lakhs)** only from the Developer as non-refundable/non-adjustable security deposit amount out of which the Developer shall pay a sum of **Rs. 5,00,000.00 (Rupees Five Lakhs)** only to the Land Owner hereof at the time of execution and Registration of this Development Agreement and the balance amount of **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only shall be paid by the developer to the land owner at the time of handover the peaceful vacant possession of her owner's allocation and after receiving such amount as aforesaid the land owner shall issue proper money receipt in favour of the Developer.



Alokendra Bandyopadhyay

Advocate

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(7)

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

Be it specifically mentioned here that other than the Owners' allocation as aforesaid the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multi storeyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the Land Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the


Mokunda Bhandarygadhiyay

Advocate


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(8)

purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof, Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that she would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.


Alokendra Bandyopadhyay
Advocate

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(9)

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **36 months** from the date of sanction building plan or revised sanction plan if any (hereinafter referred to as the said stipulated period) **with a Grace Period of 6 (six) months**, save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the Land Owner at the terms and conditions the Developer may think and



Hokendu Bandyopadhyay

Advocate

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(10)

proper. The Land Owner shall not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion **except Owners' allocation** as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owner shall not interfere in the day to day working of the Developer. The Developer will use quality



Alokendra Bandyopadhyay

Advocate

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(11)

materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.


m) If the Land Owner intend to sell her Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.

n) After demolishing the existing structure those will be the sole property of the Developer. The Land Owner shall not claim for the same. Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

Be it mentioned here that the land owner shall shift to a nearby place wherein she will stay at the cost of the Developer and the developer shall pay @ Rs. 6,000.00 per month as house rent for her temporary accommodation during the construction work and upon hand over the owner's allocation area the Land Owner shall shift back to her allocated portion in ready and finished condition.

(o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

(p) All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may


Alokendu Bandyopadhyay
Advocate

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appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

(q) The name of the proposed multistoried building will be "**MIHIR KUNJA**".

(r) All the interior fittings be it electrical, plumbing or any other materials etc. will be used as per the specification as mentioned in the Fourth Schedule herein below.

(s) No portion of the proposed building or the area of the premises as mentioned in this Development Agreement shall be used for any illegal purposes by any person including the developer or by any future buyer.

(t) In case of any dispute regarding construction, construction materials, design or anything which is related to the process of construction as mutually agreed Architect or Civil Engineer shall be deputed as to the settlement or the dispute and decision of the said Architect or Civil Engineer shall be final and binding on both parties.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.



Atokendu Bandyopadhyay

Advocate

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **1 cottahs 10 chittaks of land**, classified as "**BASTU**" togetherwith one storied pucca residential building standing thereon having **constructed covered area 800 Sq.ft.**, with **Cemented Flooring** Lying & situates at **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 1820/2885**, corresponding to L.R. Dag No. 4669 under **R.S. Khatian No. 171**, corresponding to L.R. Khatian No. 3289, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding Nos. 47, Narasingha Dutta Ghat Road, under Ward No. 1, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : Land of Mihir Mondal.

On the South : 14.64 ft. Nara Singha Dutta Ghat Road.

On the East : Land of Gopal Pal.

On the West : Land of Mihir Mondal.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

After completion of the construction of the proposed building the Land Owner will be entitled to:-

The land owner namely SMT. NAMITA DAS shall be entitled to get her **Owner's Allocation** in respect of her land area into the new proposed multistoried building by using


Alokendu Bandyopadhyay

Advocate

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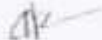
her land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The land owner is entitled to get **2 (Two) nos. of self contained residential Flat, being Flat no. B, on the 1st Floor, East Facing, measuring more or less 617 Sq. Ft. Constructed covered area and being Flat no. C on the 1st Floor, South-East Facing, measuring more or less 615 Sq. Ft. Constructed covered area and One shop room, being no. 1, on the Ground Floor, South Facing, measuring an area 100 Sq.ft. Constructed Covered area into the new proposed multistoryed building.**

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

The Land Owner herein also hereby entitled to get a sum of **Rs. 15,00,000.00 (Rupees Fifteen Lakhs)** only from the Developer as non-refundable/non-adjustable security deposit amount out of which the Developer shall pay a sum of **Rs. 5,00,000.00 (Rupees Five Lakhs)** only to the Land Owner hereof at the time of execution and Registration of this Development Agreement and the balance amount of **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only shall be paid by the developer to the land owner at the time of handover the peaceful vacant possession of her owner's allocation and after receiving such amount as aforesaid the land owner shall issue proper money receipt in favour of the Developer.

Be it mentioned hereto that after receiving the possession of owner's allocation and the money value as mentioned hereinabove as her Owner's allocation the land



Alokendu Bandyopadhyay

Advocate

Contd...15

(15)

Owner herein shall have no future claim or demand in respect of her allocation from the Developer.

Be it specifically mentioned here that other than the Owners' allocation as aforesaid the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's allocation)

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

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass (smoke gray/blackish) fitted.



Hokenchi Banthvopadhyay

Advocate

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Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by floor tiles (16"x 16")/Floor Marble.

Stair & Corridor : Marble floor.

Kitchen : 3 ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket point.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water : 24 hours supply through Submersible & Municipal water connection.

Mother Meter/Common Lift : Proportionate cost of infrastructure i.e mother line and proportionate lift cost i.e. Rs. 50,000/- per unit/flat will be borne by the land owner and intending purchaser of the building exclusively for their respective allocation.

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

ft

Hokemchi Bhandaryapudhary

Author

Contd...17

(17)

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED
in presence of following

WITNESSES:

1. Preabin Ghosh
Khorebha Kuliyapur
P.L. B.D. Sapon
Kalt-116
2. Ayan Banerjee.
Adv
Barrackpore Court
Ent No: F/1424/2013.

01/26/2013

SIGNATURE OF THE LAND OWNER

M/S APEX REALTY
R. S. Das
Kishu Das
Sudam Das

Sushanta Biswas

Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barrack,
Barrackpore Court
Ent. No. - WS-570/2004

Laser Setter:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay
Advocate

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(18)

Memo of Consideration

I, the land owner hereof do hereby received a sum of **Rs. 5,00,000.00 (Rupees Five Lakhs)** only from the within named Developer/s as part payment of owner's allocation in the following memo:

By an a/c payee cheque being no. 005591

dated 04.04.2022, issued from BOB

Rs. 5,00,000.00

Total : Rs. 5,00,000.00

In Word: **Rupees Five Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. Prakash Chandra
Khanolkar Kulkarni
P. O. B. D. Sopan
Kul-116

2. Ayan Banerjee.
Adv

Barrackpore Court

Signature of Land Owner

SIGNATURE OF THE LAND OWNER



Atokendra Bandyopadhyay

Advocate

UNDER RULE 44A OF THE I.R. ACT



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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sri Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI MIHIR GUIN**

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Mihir Guin

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

SIGNATURE OF THE PRESENTANT

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

UNDER RULE 44A OF THE I.R. ACT



Swapan Das

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Swapan Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUBHANKAR BISWAS**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

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

UNDER RULE 44A OF THE I.R. ACT 1938



(1) Name : SMT. NAMITA DAS

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Namita Das

SIGNATURE OF THE PRESENTANT

X -

X
PHOTO
PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

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

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

GRN Details

GRN:	192022230010701991	Payment Mode:	Online Payment
GRN Date:	19/04/2022 21:41:52	Bank/Gateway:	AXIS Bank
BRN :	323058947	BRN Date:	19/04/2022 21:04:14
Payment Status:	Successful	Payment Ref. No:	2001189504/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile:	9674975574
Depositor Status:	Advocate
Query No:	2001189504
Applicant's Name:	Mr Alokendu Bandyopadhyay
Identification No:	2001189504/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001189504/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2001189504/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-03467/2022	Date of Registration	20/04/2022
Query No / Year	1524-2001189504/2022	Office where deed is registered	
Query Date	19/04/2022 8:32:32 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas. WEST BENGAL. PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 20,75,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Narasingha Ghat Road, Mouza: Sukkichar, Ward No: 1, Holding No:47 JI No: 9, Touzi No: 156 Pin Code : 700115



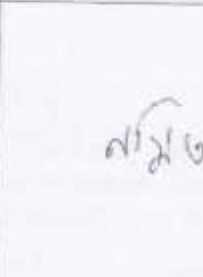
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1820/2885	RS-171	Bastu	Bastu	1 Katha 10 Chatak	10,00,000/-	15,35,626/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
Grand Total :					2.6813Dec	10,00,000 /-	15,35,626 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	5,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	5,00,000 /-	5,40,000 /-	





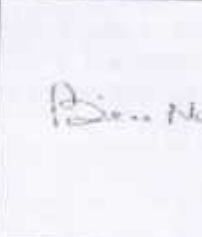
Land Lord Details:

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Smt Namita Das (Presentant) Wife of Late: Bansal Kumar Das. Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office</p>			
		20/04/2022	LTI 20/04/2022	20/04/2022
<p>Narasingha Dutta Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DHxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>APEX REALTY Bimala Apartment, 46A(28), Paluatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District: North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			






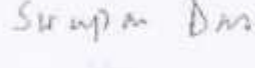



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office</p>			
		Apr 20 2022 1:49PM	LTI 20/04/2022	20/04/2022
<p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)</p>				

M/s APEX REALTY

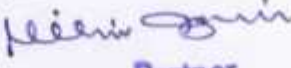
Heena Das

Partner

	Name	Photo	Finger Print	Signature
2	Mr MIHIR GUIN Son of Late - Siddheswar Guin Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
		Apr 20 2022 1:49PM	LTI 20/04/2022	20/04/2022
Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				
3	Mr SWAPAN DAS Son of Late Foudi Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
		Apr 20 2022 1:50PM	LTI 20/04/2022	20/04/2022
RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				
4	Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
		Apr 20 2022 1:50PM	LTI 20/04/2022	20/04/2022
2no. Subhash Nagar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	20/04/2022	20/04/2022	20/04/2022
Identifier Of Smt Namita Das, Mr BISWANATH DAS, Mr MIHIR GUIN, Mr SWAPAN DAS, Mr SUBHANKAR BISWAS			

M/s APEX REALTY

 Partner



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Said Name, D.No.	APEX REALTY-2.68125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Said Name, D.No.	APEX REALTY-800.00000000 Sq Ft

M/s APEX REALTY
Neelish Datta
Partner



On 20-04-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899

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

Presented for registration at 13:18 hrs. on 20-04-2022, at the Office of the A.D.S.R. SODEPUR by Smt Namita Das, Executant

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,75,626/-

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

Execution is admitted on 20/04/2022 by Smt Namita Das, Wife of Late Sanat Kumar Das, Narasingha Dutta Ghat Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 20-04-2022 by Mr BISWANATH DAS, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

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

Execution is admitted on 20-04-2022 by Mr MIHIR GUIN, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

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

Execution is admitted on 20-04-2022 by Mr SWAPAN DAS, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

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

Execution is admitted on 20-04-2022 by Mr SUBHANKAR BISWAS, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 9:43PM with Govt. Ref. No: 192022230010701991 on 19-04-2022, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323058947 on 19-04-2022, Head of Account 0030-03-104-001-16

M/s APEX REALTY
Mihir Guin
Partner



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/- online on 18/04/22

Description of Stamp

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

2. Stamp Type: Impressed, Serial no 7635, Amount: Rs.100/-, Date of Purchase: 18/04/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 19/04/2022 9:43PM with Govt. Ref. No: 192022230010701991 on 19-04-2022, Amount Rs: 4,921/-, Bank Name: AXIS Bank (UTIB0000005), Ref. No: 323058947 on 19-04-2022, Head of Account 0030-02-103-003-02



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

M/s APEX REALTY

Heena Saha
Partner



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 138541 to 138572
being No 152403467 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.04.21 12:35:11 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/21 12:35:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s APEX REALTY

Partner



(This document is digitally signed.)