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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Dist. Sub-Registrar
South 24 Parganas

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Dist. Sub-Registrar
South 24 Parganas

17 JAN 2024

17 JAN 2024

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 17th day of January..... 2024 (Two Thousand and Twenty-Four).

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সংখ্যা ৪১ তারিখ ০২.০১.২০২৪
সিদ্ধান্তের নাম ও স্থান
সিদ্ধান্তের প্রকার
সিদ্ধান্তের বিষয়
সিদ্ধান্তের তারিখ
সিদ্ধান্তের স্থান
সিদ্ধান্তের ফলাফল

TANMOY CHATTERJEE
Advocate
Barrackpore Court

04 DEC 2023

998000



Kabir Das
D/o - ve. Das
Sukhon
700115.

Sub-Registrar
Seetapur, North 24 Parganas

2024

B E T W E E N

SMT. ANIMA DAS, (PAN - AVBPD8174E), Aadhar No. - 6877 8339 8384, wife of - Lakshmi Bilas Das, daughter of - Late Nikunja Behari Das, by faith - Hindu (Indian), by occupation - Housewife, residing at - 103, Nandan Kanan, Rahara, P.O. - Rahara, P.S. - Khardah now Rahara, District - North 24 parganas, Kolkata - 700118, hereinafter called and referred to as the **LAND OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, Successors, administrators, legal representatives assigns) the **FIRST PARTY** of the **FIRST PART.**

AND

"MAXCON", (PAN NO. - AATFM7116L), a Partnership firm under Indian Partnership Act, having its registered office at - 9/8 Govt. Colony, P.O.- Rahara, P.S.- Khardah now Rahara, Kolkata-700118, District : North 24-Parganas, being represented by its Partners namely, **(1) SRI MANAS RANJAN DAS**, son of - Late Chitta Ranjan Das, by faith - Hindu (Indian), by occupation - Business, residing at - 9/8, Purbachal Govt. Colony, P.O. - Rahara, P.S.- Khardah now Rahara, Kolkata-700118, **(2) SRI PRASANTA MITRA**, **(3) SRI SUKANTA MITRA**, **(4) SRI JAYANTA KR. MITRA**, No 2 to 4 sons of - Late Nepal Chandra Mitra, all are by faith - Hindus (Indians), by occupation - Business, residing at - Mitra Lodge, Jeliapara, P.O. & P.S.- Khardah, District - North 24-Parganas, Kolkata-700117, **(5) SRI BAJRANG BALI**, Son of - Late Dwarika Prasad, by faith - Hindu (Indian), by occupation - Business, residing at 23/57, Vivek Nagar, P.O.- Titagarh, P.S.- Khardah, District - North 24-Parganas, Kolkata - 700119, **(6) SRI BINAY KUMAR GUPTA**, son of - Late Sadananda Gupta, by faith - Hindu (Indian), by occupation - Business, residing at - A.P. Devi Road, P.O.- Titagarh, P.S.- Khardah, district - North 24-Parganas, Kolkata-700119, hereinafter called as the **DEVELOPER/BUILDER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, Successors, administrators, legal representatives assigns) the **SECOND PARTY** of the **SECOND PART.**

That the above named Developer namely, **1.** Sri Prasanta Mitra, **2.** Sri Sukanta Mitra, **3.** Sri Jayanta Kr. Mitra, **4.** Sri Bajrang Bali and **5.** Sri Binay Kumar Gupta, Represented through their Constituted **ATTORNEY "SRI**

MANAS RANJAN DAS", (PAN No. - ADOPD 1544K), son of Sri Chitta Ranjan Das, ^{by Faith Hindu (Indian)} by dint of a Registered General Power of Attorney which was executed and registered before the Registrar of Assurance - III, Kolkata, Registered in Book No. - IV, CD Volume No. - 2, Pages from 2454 to 2466, being Deed No - 00874 for the year 2013.

AND WHEREAS one Sri Fatik Chandra Mukhopadhyay, Sri Bijoy Kumar Mukhopadhyay, Sri Basanta Kumar Mukhopadhyay, and Sri Sarat Kumar Mukhopadhyay, all are sons of - Late Jogendra Nath Mukhopadhyay were the joint owners of a plot of "Shali/Bastu" land measuring more or less 3 (three) Cottaha 7 (seven) Chittacks 10 (ten) sq.ft. lying and situated at A.D.S.R.O. Barrackpore (present A.D.S.R.O. - Sodepur), District - North 24 parganas, P.S. - Khardah now Rahara, Mouza - Rahara, J.L. No. - 3, Touzi No. - 184-190, Re. Sa. No. - 61, R.S. Khatian No. - 262, Dag No. - 1115 within the local limits of Khardah Municipality and they enjoyed and possessed the same without any interruption from any corner whatsoever.

AND WHEREAS during the enjoyment of the aforesaid property the above-named owners transferred, conveyed, and sold out the aforementioned property to the present Owner/Vendor by dint of a registered Bengali Saf Bikroy Kobala (Sale Deed) and the same was registered on 08/02/1963 at A.D.S.R.O. - Barrackpore and recorded in Book No. - I, Volume No. - 11, within pages from 145 to 147 being Deed No. - 0667 for the year 1963.

AND WHEREAS the above named Land Owner herein mentioned, after being the owner of the aforesaid property by way of purchase, she duly mutated her name before the local Khardah Municipality as well as before the B.L. & L.R. Office and the property renumbered as Holding No. - 167, Nandankanan Road, under ward No. - 12, being L.R. Khatian No. - 77, under L.R. Dag No. - 3035 and she paying its taxes to the appropriate authorities accordingly and she is enjoying the above-mentioned property without any interruption from any corner whatsoever till date.

AND WHEREAS the present owner has fitted right to sale, gift, lease, mortgage or any kind of transfer and the aforesaid owner of the said property have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever which is morefully and particularly mentioned in the Schedule of this

Manas Ranjan Das.

AND WHEREAS for the development of the locality the above-named owner donated land measuring more or less 2 (two) Chittacks 1 (one) sq.ft. to the local Khardah Municipality and after that the above named became the absolute owner of remaining area of land measuring more or less 3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft.

AND WHEREAS willing to develop her property through construction of a multi storied building over the said land, but due to paucity of funds and lack of technical knowledge the First Party is not in a position to develop the said building on their own.

AND WHEREAS the owner hereof with a view to develop or cause to be developed by constructing a multi-storied building over the plot of land measuring more or less 3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft. morefully and particularly described in the schedule herein below, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owner and expressed its intention to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the Khardah Municipality.

AND WHEREAS the Owners have represented to the Developer that the premises being Holding No. - 167, Nandankanan Road under ward No. - 12, being L.R. Khatian No. - 77, under L.R. Dag No. - 3035, under Khardah Municipality, P.O. - Rahara, P.S. - Khardah now Rahara, Kolkata - 700118, District - North 24 parganas, is free from all sorts of encumbrances whatsoever and there is no litigation pending in any court of law regarding and/or concerning the said premises.

AND WHEREAS the said land owner have agreed to authorize the aforesaid Developer namely **MAXCON** to construct a multi - storied building over the said property morefully and particularly described in the schedule herein below according to the building plan to be approved by the Khardah Municipality as specification with floors, plans, elevation, lift, sections made in compliance with the statutory requirements in the said property at the cost of the developer on the terms and conditions stipulated hereunder.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement, the parties hereto have agreed for development and for constructing as Residential cum Commercial building on the said plot of

land and it is hereby agreed to and declared by and between the parties as follows: -

ARTICLE - I: DEFINITIONS:

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning:-

- I. **THE SAID PROPERTY/PREMISES:** - Shall mean and include the land measuring more or less 3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft. lying and situated at A.D.S.R.O. - Sodepur, District - North 24 parganas, P.S. - Khardah now Rahara, Mouza - Rahara, R.S. Khatian No. - 262, corresponding to L.R. Khatian No. - 77, R.S. Dag No. - 1115 corresponding to L.R. Dag No. - 3035, under Khardah Municipality ward No. - 12, Holding No. - 167, Nandankanan Road.
- II. **OWNERS:** - Shall mean Smt. Anima Das and in case of her death all such legal heirs, executors, administrators, representatives, and assigns.
- III. **DEVELOPER:-** "MAXCON", a Partnership firm under Indian Partnership Act, having its registered office at - 9/8 Govt. Colony, P.O. - Rahara, P.S.- Khardah now Rahara, Kolkata-700118, District - North 24-Parganas, Consisting the following Partners namely, (1) **SRI MANAS RANJAN DAS**, son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O. - Rahara, P.S. - Khardah now Rahara, Kolkata-700118, (2) **SRI PRASANTA MITRA**, (3) **SRI SUKANTA MITRA**, (4) **SRI JAYANTA KR. MITRA**, Sl. No 2 to 4 are sons of - Late Nepal Chandra Mitra and residing at Mitra Lodge, Jeliapara, P.O. & P.S.- Khardah, District - North 24-Parganas, Kolkata-700117, (5) **SRI BAJRANG BALI**, Son of Late Dwarika Prasad residing at 23/57, Vivek Nagar, P.O.- Titagarh, P.S.- Khardah, District - North 24-Parganas, Kolkata - 700119, (6) **SRI BINAY KUMAR GUPTA**, son of - Late Sadananda Gupta, residing at - A.P. Devi Road, P.O.- Titagarh, P.S.- Khardah, district - North 24-Parganas, Kolkata-700119.
- IV. **THE NEW BUILDING:** - Shall mean and include a multi - storied building consisting of several flats, shops, garage, and other units' etc. on ownership basis and other structures proposed to be constructed over the "FIRST" schedule property mentioned below according to the building plan to be sanctioned by the KHARDAH

MUNICIPALITY building department after demolition of the existing structure standing thereon.

- V. **LAND SHALL MEAN:** - Shall mean the total land contained in "THE SAID PROPERTY" i.e. 3 (three) Cottaha 7 (seven) Chittacks 10 (ten) sq.ft.
- VI. **ARCHITECT:** - Shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect from the Khardah Municipality to be appointed and/or nominated and appointed by the Developer for designing and planning of the building as per the West Bengal Municipal Act and Rules or West Bengal Building Rules as well as various acts and rules of other statutory and/or local bodies.
- VII. **BUILDING PLAN:** - Shall mean such plan prepared by the Developer and/or his architect and/or his LBS for the construction of the building which will be sanctioned by the Khardah Municipality and/or other competent authority, or authorities to sanction the plan and/or on the basis of the modified plan and/or revised plan thereof, Government Body and/or bodies as the case may be.
- VIII. **CONSTRUCTION AREA:** - Shall mean the total constructable areas as may be sanctioned by the Khardah Municipality.
- IX. **FLAT/UNIT AND APARTMENT:** - Shall mean any self - contained Flat/space, unit/office space/garage and/or other space or spaces in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed by the developer.
- X. **THE SUPER BUILT UP AREA:** - Shall mean the covered area of the said flat/unit/office space apartment in addition with proportionate common area and 25% extra on it which shall be determined by the Developer in his absolute discretion.
- XI. **COMMON PARTS, FACILITIES AND ARREAS:** - Shall mean and include corridors, staircases, passages, ways, lift room, common lavatories, pump room, underground reservoir, overhead water tank, water pump and motor, ultimate floors of the said building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision, maintenance and/or management of the said building.



- XII. COMMON EXPENSES:** - Shall mean and include all expenses to be incurred by the owner herein with all other unit/apartment owner(s) for the maintenance, repair management upkeepment of the building and temporary electric line will be installed at the cost of the owner/purchasers which will be charged at commercial rate only up to day period obtaining the domestic connection owner's/purchaser's name.
- XIII. TRANSFER:** - Shall mean, as required under the Indian Registration Act, 1908 as well as provisions described under the Transfer of Property Act, 1882 for transfer of flats, shops etc. with undivided and undemarcated proportionate share of land.
- XIV. TRANSFeree/BUYERS/PURCHASER:** - Shall mean of the purchaser of any portion of the commercial and/or residential unit of the building as to be constructed according to the sanction plan of the Khardah Municipality.
- XV. FLOOR AREA RATIO:** - Shall mean the floor area ratio available for construction in "the said premises" to the prevalent Municipal Law.
- XVI. ROOF:-** Shall mean and include the entire open space of the roof and/or top of the building, excluding the space required for the installation of the overhead water tank, T.V. Antena, Staircase cover and other facilities.
- XVII. ENCUMBRANCES:-** Shall mean charges, liens, lispendens, claims, liabilities, trusts, demands, acquisitions or requisition of Government and Public Authorities.
- XVIII. OWNERS ALLOCATION:** - Shall mean that the Vendor/Owner shall entitle to get the following Allocation as mentioned below:
- a. That the Owners will entitle to get **4 (four) flats** of the proposed new multi storied building and the said **4 (four) flats** will be on the following floors as mentioned below:-
 - i. That **1 (one) 1BHK i.e. Single flat will be on the First Floor** of the proposed new multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - ii. That **2 (two) 2BHK flats will be on the First Floor** of the proposed new multi storied including the proportionate share of

the common space and undivided impartible proportionate share in land underneath the building.

iii. That 1 (one) 3bhk flat will be on the Second Floor of the proposed new multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.

Here it to be mentioned that apart from the above-mentioned allocation the owner shall be entitled to get an interest free Adjustable and Refundable security deposit of **Rs.25,000/- (Rupees Twenty-Five Thousand)** only and on this day of execution of this agreement the Developer has paid the said amount to the Owner as per Memo Below and the Owner will refund the said interest free amount to the Developer at the time of handing over her Owner Allocation.

XIX. THE DEVELOPER'S ALLOCATION:- Shall mean the entire remaining portion of the proposed building of the total constructed area in the said proposed building to be constructed in or at the said premises excepting the owner allocation including proportionate share in the land and proportionate share in common parts and facilities and the car parking space together with absolute right on the part of the developer to enter into agreement for sale, transfer, lease or any way deal with the same with any third party.

XX. OWNER'S AND DEVELOPER'S ADVOCATE:- Shall mean Developer's own Paneled Advocate for drafting and executing any agreement, Power of Attorney and all sale deed in respect of the said New Proposed multi - storied Building.

ARTICLE II:- "OWNER'S REPRESENTATION & INDEMNITY ON TITLE:

1. That the Owner hereby declares that she is the sole and absolute owner of the said property mentioned in the First Schedule hereunder and the same is free from all encumbrances and the Owner have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Further more

Owner also declare that the said property is in her physical possession and occupation.

2. All original documents i.e. Deeds, Parcha if any rent receipt etc. shall be handed over by the Owner to the developer at the time of execution of this Agreement and registered a Development Power of Attorney in favour of Mr. Manas Ranjan Das.
3. The owner agrees that after the execution of this Agreement the owner shall not in any manner encumber, mortgage, sale transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
4. The owner hereby also undertake that the developer shall be entitled to construct and complete the new multi - Storied building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the owner or any person or persons lawfully claiming through or under the owner and all the owner hereby undertakes to indemnify and keep the developer indemnified against all losses, damage, costs, charges and expenses incurred as a result of any breach of this undertaking.
5. That the owner herein mentioned above declare that it is the duty of them to obtain the Conversion Certificate of the schedule mentioned property (from Shali to Bastu) from the Settlement office as soon as possible and all expenses regarding the same will be borne by the Developer.
6. That the owner hereby declare that she will co-operate with the Developer in all respect regarding the construction of the proposed multi-storied building even after the execution and registration of the Development Power of Attorney in favour of the Developer.
7. That the abovementioned First Part/Land Owner assure the Second Part/Developer that, there is no suit or proceeding pending in any court of India regarding the title of the owner of the said properties any part thereof.
8. That both the parties mutually agreed that if any type of Govt.

the said amount of Govt. Tax will be paid by both the parties as applicable.

9. That save and except the abovementioned First Part/Land Owner nobody has any right, title, and interest, claim or demand or whatsoever in respect of the said Schedule below properties or in any part thereof.
10. That the said property is not subject to any notice of acquisition and/or requisition or by any scheme any public or Government Authority.
11. That there is no impediment under the provision of Urban (Land Ceiling and Regulation) Act, 1976 or the Thika Tenancy (acquisition and requisition) Act, 1981 for the Owner to grant sell, convey transfer, assign and assure the said property.
12. That the Owner have no difficulty in fulfilling their obligation hereunder contained.
13. That the Developer entering into this Agreement completely lying on the aforesaid representation and/or assurance made and/or contained on the part of the Owners and believing the same to be true and correct and acting on faith thereof.
14. The owner shall not do any act deed of thing where the developer shall be prevented from construction and completion of the building as per the approved plan.
15. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy or may sell out its allocated space without any interference or disturbances on the part of the owner. Further the owner shall not claim any amount from the said sale proceeds and the same shall be appropriated by the Developer only.
16. That the Developer and the Owner shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the owner hereby agrees to abide by all the rules and regulations to be framed by any society/association holding

parts thereof and hereby given their consent to abide by such rules and regulations.

17. That in the event of any encumbrances be found on the said land or any part thereof then in such event the owner shall be liable at their own costs to have the same cleared within 6 months (180) days of receiving a notice from the Developer for the same.
18. That the owner after going through all the terms and conditions of this agreement and after understanding the same and being aggrieved the terms and conditions of this agreement execute this Deed of Development Agreement.
19. That in case of death of the land owner of this Agreement, in that case the legal heirs of deceased land owner is/are liable to cooperate for executing new Development Agreement with the Developer as well as are liable to execute new Power of Attorney in favour of the Developer.
20. This agreement based on the land area available from the existing site plan i.e. 3 (three) Cottaha 7 (seven) Chittacks 10 (ten) sq.ft. as produced by the land owners to the Developer.

ARTICLE - III: DEVELOPER'S REPRESENTATION

1. The Developer also hereby undertakes to construct the new G+3 multi-Storied building in accordance with the sanction plan at its own costs and no extra payment will be made by the Developer to the Land Owner.
2. That if the Developer construct G+4 building instead of G+3 and in that case the Land Owner will be entitled to get an amount of **Rs.6,00,000/- (Rupees Six Lakhs)** only and the Developer will be bound to pay the said amount to the Owner.
3. That the Developer will construct G+3 multi storied building as mutually finalized with the land owner.
4. In carrying out the said development work and/or construction of the new building the Developer shall keep the Owner indemnified from and against all third-party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of

the building for which the entire legal responsibility shall be of the Developer.

5. All expenses for obtaining the sanction plan including expenses for construction by engaging Architect, Engineer, building surveyors, men, masons shall be borne by the party of the second part.
6. The Developer shall abide all laws, bye - laws, rules and regulations of the Govt., statutory bodies and/or local bodies as the case may be and shall be responsible for any deviation and/or breach of any of the said laws and regulations till completion and receipt of occupancy certificate from Khardah Municipality and other authorities.
7. That the Developer hereby agrees and covenants with the owner not to make any violation or contravention of the provision of Rules applicable to construction of the said building and/or the plan sanctioned by the Khardah Municipality and/or authorities without prior approval and authority.
8. That the Developer hereby undertaken to keep the owner indemnified against all third-party claims and actions arising out of any sort of act of omission or commission of the Developer relating to the construction of the said building.
9. That the Developer shall have the right of the amalgamation of this holding with other plot/plots to facilitate the development work and the First Party Land Owner shall have no objection for the same whatsoever.
10. That at the time of handing over the flat to the Owners, completion Certificate and possession Certificate will be handed over to the Land Owner.
11. That the cost of installing New Meter connection and the cost of mutation of the flat which to be allotted to the Owner as her Owners Allocation to be done by the Land Lord at her cost.
12. That during the continuance of the construction of the proposed G+3 multi-storied building the Developer shall pay a sum of **Rs.21,000/- (Rupees Twenty-One Thousand)** only per month for her temporary accommodation and the Second Part/Developer shall pay the said Monthly Rent of every month of the temporary accommodation until and unless the First Part/Land owner shall



get the possession of her flats at proposed G+3 multi-storied building.

13. That the party of the Second Part shall complete the entire constructional work within 36 (thirty-six) months either from the date of receiving the sanctioned plan from the Khardah Municipality and/or other authorities or from the date getting the vacant possession of the building or from the date of conversion of the property from the competent authority whichever is later. The Second Part shall be liable to pay adequate damages with interest to the First Part in case of willful delay on his part but shall not be responsible to pay any damages for delay due to some unforeseen circumstances or act of God or situations beyond the control of the Developer.
14. That in case of cancellation of this Agreement, the Developer will hand over all the original documents regarding the property to the Owner, which they have taken from the Owner. The owner also liable to return the earnest money/advance money to the Developer accordingly.

ARTICLE IV: EXPLOITATION RIGHT:

1. The Developer shall get the building plan prepared by a duly licensed building Architect as stated hereinabove for the construction of the building and submit the same to the Khardah Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new building in the said property and also to get the same duly sanctioned and/or approved. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer herein. Provided always that the Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

2. The said owner shall sign all papers, which may be required for the sanction of the plan.
3. The owner shall make the said property available to the Developer immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the building.
4. That the Vendor/Owner shall entitle to get the following Allocation as mentioned below:
 - a. That the Owner will entitle to get **4 (four) flats** of the proposed new multi storied building and the said **4 (four) flats** will be on the following floors as mentioned below:-
 - i. That **1 (one) 1BHK i.e. Single flat will be on the First Floor** of the proposed new multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - ii. That **2 (two) 2BHK flats will be on the First Floor** of the proposed new multi storied including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - iii. That **1 (one) 3bhk flat will be on the Second Floor** of the proposed new multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.

Here it to be mentioned that apart from the above-mentioned allocation the owner shall be entitled to get an interest free Adjustable and Refundable security deposit of **Rs.25,000/- (Rupees Twenty-Five Thousand)** only and on this day of execution of this agreement the Developer has paid the said amount to the Owner as per Memo Below and the Owner will refund the said interest free amount to the Developer at the time of handing over her Owner Allocation.

5. That it is specifically noted that the party hereto of the Second Part at their own cost and expenses shall complete the entire constructional work upon the plot of land of the owners morefully and particularly described in the schedule hereunder written after

demolishing the existing structure erected thereon at his own cost and expenses and the developer shall be entitled to sell all the debris collected from the structure or otherwise utilize the entire demolished structures for its personal gain, in that case the Land Owners shall have No Objection whatsoever.

ARTICLE: V: BUILDING:

1. The Developer shall at its own cost construct the building in or upon the said property in accordance with the sanctioned plans, which is sanctioned by the Developer without any hindrance or disturbance by or on behalf of the owner or any person claiming under them.
2. The Developer shall be entitled to apply for in the name of the Owner and obtain quota, entitlement and other allocation of or for cement, steel, bricks and other materials as may be allowable for the construction of the building.
3. The Developer shall be entitled at its own cost to apply for and obtain temporary and/or permanent connection of water, sewage, electricity power, telex, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owner or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the contractor to obtain such public utility services and facilities.
4. The Developer hereby undertakes to prepare the new building plan and keep it ready for submission before the authorities concerned for the sanction thereof immediately after execution of the instant Development Agreement and start construction within three months from the receipt of the Sanctioned Plan from the Khardah Municipality and to complete the construction of the building diligently and expeditiously and shall offer the owner allocated portion to the Owner within 36 (thirty six) months either from the date of receiving the sanctioned plan from the Khardah Municipality and/or other authorities or from the date getting the vacant possession of the building or from the date of conversion of the property from the competent authority whichever is later unless prevented by circumstances beyond its control. In such eventualities, the time shall be reasonably extended by the owner but not exceeding more than six months.

5. Simultaneously with the execution of these presents, the Owner shall execute Development Power of Attorney in favour of the Developer authorizing them to represent the owner before the Khardah Municipality, or any other authority or authorities including registration office for registration the developer allocation to the intending purchaser or purchasers and to sign any application, scheme, map, drawing or any other writing in this behalf and to appear before the authority or authorities and to do all acts authorized by the said power of authority which shall remain operative till the construction of the building.
6. That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer the flats/shop rooms/garage in respect of the Developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Part on such terms, conditions covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending purchaser or purchasers without jeopardizing the right, title, interest and possession of the owner's allocation in any manner whatsoever. Be it specifically mentioned and noted here that after the completion of the flats and/or the proposed building the party hereto of the first part on request of party hereto of the second part shall sign and execute necessary deeds of transfer in favour of the intending purchasers and the consideration money thereof shall be received by the second party.
7. The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour of each of the intending purchaser/purchasers as per agreement for sale which is to be entered in between the Developer and the intending purchaser or purchasers and the Owner shall be debarred from demand or claiming for any consideration money or value in respect of the land or anything attached thereto from the Developer and/or from the intending purchaser/purchasers.
8. The Owner shall pay all outstanding arrears of Municipal Taxes and other outgoings if any in respect of the said land. The Developer shall pay the Municipal and other Government rents and taxes from the date of handing over possession of the said plot of

proportionate taxes and rents to the Govt. only in respect of her share as mentioned above as Owner's Allocation upon getting physical possession alongwith separate possession letter with site plan duly signed by the parties of each flat of allocation of the building.

9. That the party hereto of the Second Part shall receive all amounts viz. booking money, earnest money, sale proceeds from the intending purchaser or purchasers for booking and/or allotment of the flats falling within the purview of the Developer Allocation and shall execute valid receipts for the same without making the party hereto of the First Part is not liable and/or responsible for the same in any manner whatsoever.
10. The Developer shall be entitled to put their signboards on the said land stating the name of the Developer, their address and other particulars as may be required from the date of execution of this agreement. The Developer has the sole right to advertise in the daily newspapers, magazines, radio, T.V. or any manner whatsoever in the name of the firm or self for publicity and sale of flats or shops which shall within the Developer Allocation.
11. The Developer & the Owners shall jointly sign in the Agreement for sale & Deed of Conveyance (if necessary).
12. Be it specifically mentioned herein that the legal heirs and successors of the present Owner and his/her heirs, executors, administrators, legal representatives should remain bound to abide by all the terms and conditions mentioned in this agreement if the owner expire during the completion of the construction of the proposed building.
13. It is further specifically agreed that a notice addressed to either party by a registered post with A/D. shall be deemed to be a valid notice duly served upon the parties.
14. That the party of the First part shall not be liable and/or responsible in any manner whatsoever in case the party hereto of the Second Part fails to comply with any statutory Rules and Regulations in respect of construction of the building as a whole. In this regard, the party hereto of the Second Part undertakes to abide by all the statutory rules and regulations laid down by various authorities for construction of a building.

15. That the party hereto of the First Part shall not be liable and/or responsible in any manner whatsoever with regard to any sort of disputes that may arise by and between the party hereto of the Second Part and the intending purchaser(s) in respect of any manner relating to and concerning the flats and/or units falling within the purview of Developer's Allocation.
16. As stipulated above the party hereto of the First Part shall be duty bound to execute appropriate deed of transfers in favour of the intending purchasers to be nominated by the party hereto of the Second Part and all stamp duty, registration cost, advocate's fees and/or other allied and/or incidental expenses shall be borne by the intending purchaser(s).
17. That the party hereto i.e. the owner shall grant and execute to the developer a Registered Development Power of Attorney in favour of the Developer's name or their nominated person or persons to do all acts, deeds and things as required for the purpose of promotion as well as commercial exploitation of the schedule plot of land and also for the purpose of execution of agreement with the intending flat purchaser(s) in respect of the developer's allocation and collection of money from those purchasers.
18. Alongwith the delivery of the possession of the Owner's Allocation the party hereto of the second part shall execute a letter of possession to the party hereto of the first part in respect of the portion falling within the purview of the Owner's Allocation.
19. Notwithstanding anything contained above with regard to the time limit in respect of the constructional work to be completed within 36(thirty six) clear months either from the date of receiving the sanctioned plan from the Khardah Municipality and/or other authorities or from the date getting the vacant possession of the building or from the date of conversion of the property from the competent authority whichever is later and the said period may be extended in case of any natural calamity and/or act of God beyond the control of the party hereto of the second part.
20. The second part shall make earnest endeavor to get the plan sanctioned by the Khardah Municipality and other authorities as early as possible and the owner shall render all assistance and co-operate in all respect in that regard.

21. God forbid if any accident takes place during the constructional work, then and in that event the party hereto of the first part shall not be liable and/or responsible for the same in any manner whatsoever.

ARTICLE - VI - CONSIDERATION & SPACE ALLOCATION

1. Upon completion of the construction of the new G+3 building the owner shall be attended the owner's portion in terms of Article I Clause XVIII with the proportionate share or interest in the land, common areas, including common roof right, community hall and other facilities. Also, upon completion of construction of the new building, the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of its portion together with the undivided proportionate share or interest in the land, common areas including common roof right, community hall and other facilities.
2. The Developer with right to use the common areas and facilities stipulated thereon.
3. The developer shall also similarly exclusively entitled to the Developer's portion in the building same as owner and in the common area and facilities situated thereon with the exclusive right to deal with enter into agreement, sell the same and transfer the same without any right, claim, demand interest whatsoever or howsoever of the owner or any other person or persons lawfully claiming through them and shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's portion. Provided always that after the communication of construction of the building the developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the developer's portion for which the owner shall in no way be responsible. Similarly, after the commencement of construction of the building the owner shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portion on their responsibility and to receive earnest money and payments for the sale of the area of the owner's portion for which the developer shall in no way be responsible.

ARTICLE - VII: COMMON FACILITIES:

1. The owner shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the owner are provided with the Owner's portion of the building.
2. As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the owner and/or the transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other government/statutory taxes and outgoings payable in respect of their respective allocations.

ARTICLE - VIII: MISCELLANEOUS:

1. That the parties hereto have entered into this agreement purely for construction and nothing contained herein shall be deemed to be constructed as partnership between the parties in any manner whatsoever. Each party shall keep the other party indemnified from and against the same.
2. The owner or the developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of Force - Majure with a view that obligation of the party affected by the Force - Majure shall be suspended for the duration of the Force - Majure.
3. The owner shall not do any act deed of thing where the developer shall be prevented from construction and completion of the building as per the approved plan.
4. Neither party shall use or permit to be used the respective allocation in the building or any portion thereto for carrying on any obnoxious, illegal and immoral trade or actives nor use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
5. Neither party nor their transferee owner/co-occupier shall demolish or damage any wall or other structure in their respective allocation

without the previous consent of the others in this behalf as well as without valid authority thereof.

6. Both the Developer and the owner herein shall enjoy their respective allocation. Portions in the said building under their occupation forever with absolute right to alienate, transfer sell, gift etc. And as such rights of the parties in no way could be taken of or infringed by either of the parties' under any circumstances.
7. The respective allottees or their transferees shall keep the interior walls, sewers, drain pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particular so as not to cause any act to other occupiers of the building and indemnify from and against the consequences of any breach.
8. Neither party nor their transferees shall do or cause or permitted to be done any act or thing, which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
9. There is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.
10. That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned above.
11. That the words in this indenture importing singular shall include plural and vice-versa.
12. That the words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

ARTICLE - VIII - JURISDICTION

Only courts in the competent jurisdiction in the District of North 24 Parganas and/or Hon'ble High Court, Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(Details of the total property hereby under this Agreement)

ALL THAT piece and parcel of "Shali/Bastu" land measuring more or less **3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft.** alongwith 500 sq ft. pucca building lying and situated at A.D.S.R.O. - Sodepur, District - North 24 parganas, P.S. - Khardah now Rahara, Mouza - Rahara, J.L. No. - 3, Touzi No. - 184-190, Re. Sa. No. - 61, R.S. Khatian No. - 262, corresponding to **L.R. Khatian No. - 77**, R.S. Dag No. - 1115 corresponding to **L.R. Dag No. - 3035**, under Khardah Municipality ward No. - 12, Holding No. - 167, Nandankanan Road, Kolkata - 700118, butted and bounded by:-

Its North ► House of Dipankar Chowdhury.

Its South ► 09'-00" Feet Municipal Road.

Its East ► 11'-00" Feet Municipal Road.

Its West ► House of Late Rathin Saha.

SECOND SCHEDULE ABOVE OF THE PROPERTY PROPERTY
REFERRED TO

(Common portions, areas and facilities include)

1. Foundation, beams, vertical and lateral supports, main walls, common walls, boundary walls, main entrance gate of the building.
2. Main gate of the said premises and common passage.
3. Installation of common service e.g. electricity, water pipes, sewerage, rain water pipes.
4. Tap water on the ground floor to be used in common with others.
5. Municipal water supply wherefrom water will be distributed to the respective flats, garage of different purchasers through their individual pipe line from overhead tank.
6. Septic tank on the ground floor for use of all flat owner of the said building.
7. 24 hours of water supply from the overhead tank to the respective flats.
8. Common stair case, landing open spaces, lobbies etc. and top roofs of the building.
9. Lighting in the common spaces, passages, staircase including fittings

10. Electric meter installation for lighting in the common spaces, passages, staircase, motor operation for water pump and lift. The land owner shall have the right to install separate electric meter for their own flat at their own cost.
11. All open to sky space surrounding the said building.
12. The land owner shall have right to install television antenna etc. on the roof of the top floor of the said building and to fix wire therefrom to respective flat and to have access for repairs and maintenance of the television antenna and also for repairing works of the overhead water tank and pipe line and fittings etc.
13. The land owner shall have right to install telephone line and line for cable T.V. connection and to fix wire therefrom against the outside wall of the building and to respective flat.
14. All other parts of the said building necessary for the existing, maintenance and safety normally in common use of the owner in respective flats, garage.
15. Lift may be installed at the sole discretion of the Developer.
16. Roof right is for all flat owners including the land owner.

THIRD SCHEDULE OF THE PROPERTY ABOVE PROPERTY
REFERRED TO

It is a multi-storied building containing several residential and commercial specifications.

1. Construction will be R.C.C. framed structure with quality materials as per design.
2. All outer walls will be 200mm/125mm/75mm thick.
3. Internal walls will be POP/putty finish over cement plaster work.
4. All doors will be good quality commercial flush doors.
5. Flooring of flats will be good/branded quality floor tiles with 4" skirting and cooking platform also will be Blackstone with steel sink with two tap points.
6. Toilet two numbers Indian type/ commode, white cistern, two-tap point and one shower point.
7. All concealed line will be PVC or G.I. and outer lines will be branded "PVC".
8. Toilets will be provided with good quality fittings.
9. Sanitary fittings will be white good quality fittings.
10. External finish will be with cement-based paint.

11. Main doorframe doors will be wooden framed flash door type except main door, which will be of gamar wood with standard locking facilities.
12. All Windows will be of Aluminum section fitted with Glass and G.I. Handle. floors and balcony will be finished with Floor tiles. Kitchen & toilet floor will be of marble stone.
13. Electrical: - Concealed wiring with good quality copper wire with switch.
14. Kitchen will be of arch type opening.
15. Adequate lighting will be provided in the common areas.
16. Dinning: One white basin & one tap point.
17. Lift Facility: Semi-Automatic Lift with collapsible gate/door with capacity of 4 passengers (if at all installed).
18. No flat owner is allowed to cover the balcony completely with grill. For security purpose, the Developer will provide collapsible gate in the balcony door at their own cost.
19. No flat owner is allowed to change the exterior elevation of the building.

FOURTH SCHEDULE OF THE PROPERTY ABOVE PROPERTY

REFERRED TO

OWNER'S ALLOCATION AND CONSIDERATION

Shall mean that the Vendor /Owners shall entitle to get the following Allocation as mentioned below:

- a. That the Owners will entitle to get **4 (four) flats** of the proposed new multi storied building and the said **4 (four) flats** will be on the following floors as mentioned below:-
 - i. That **1 (one) 1BHK i.e. Single flat will be on the First Floor** of the proposed new multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - ii. That **2 (two) 2BHK flats will be on the First Floor** of the proposed new multi storied including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - iii. That **1 (one) 3bhk flat will be on the Second Floor** of the proposed new multi storied building including the



proportionate share of the common space and undivided impartible proportionate share in land underneath the building.

Here it to be mentioned that apart from the above-mentioned allocation the owner shall be entitled to get an interest free Adjustable and Refundable security deposit of **Rs.25,000/- (Rupees Twenty-Five Thousand)** only and on this day of execution of this agreement the Developer has paid the said amount to the Owner as per Memo Below and the Owner will refund the said interest free amount to the Developer at the time of handing over her Owner Allocation.

FIFTH SCHEDULE OF THE PROPERTY ABOVE PROPERTY

REFERRED TO

(Developer Allocation)

- I. Shall mean the entire remaining portion of the proposed building of the total constructed area in the said proposed building to be constructed in or at the said premises excepting the owner allocation including proportionate share in the land and proportionate share in common parts and facilities and the car parking space together with absolute right on the part of the developer to enter into agreement for sale, transfer, lease or any way deal with the same with any third party.

OTHER FACILITIES

1. The building will be completed with Underground and over-head water reservoir and Electrical Pump set for water supply round the clock.
2. Independent Electric Meter space will be provided at stair-case bottom or elsewhere at the cost of the flat owners.
3. Four light points at the staircase.
4. The entrance door to the flat is fitted with a two-way lock (better quality) for opening and closing from outside or inside.
5. Total two plugs, one exhaust fan, points as per requirement.
6. Total three electric plug point as per the requirement at the Developer's choice in drawing cum dinning.

IN WITNESSES WHEREOF the abovenamed parties to these present have set and subscribed their respective hands and seals, the day, the month the first above written.

Signed, sealed and delivered
by the parties hereto of the
First Part in presence of: -

WITNESSES: -

1. Ashok Kumar Das.
Lt Lakshmi Bilal Das
103, NANDAN KANAN
PO- RAHARA, 24 PCS (N)
KOLKATA - 700118.

2. Anima Das
Lt Lakshmi Bilal Das
103 Nandan Kanan
PO Rahara
24 PCS (N)
Kolkata - 700118.

Anima Das.

**SIGNATURE OF THE FIRST
PART/LAND OWNER.**

3. Kabendra Das
Lt. Das
Sukhona
700115.

MAXCON
Manas Rajan Das.
Partner

**SIGNATURE OF THE
DEVELOPER/BUILDER.**

Drafted & prepared by me
as per the documents supplied
by the parties:-

Tanmoy Chatterjee
TANMOY CHATTERJEE

Advocate
Barrackpore Court
Enrolment No. - WB-1747/2003

MEMO OF CONSIDERATION

Received from the within named Developer the sum of **Rs.25,000/-** (**Rupees Twenty-Five Thousand**) only as Adjustable or refundable amount payable by the Developer to the Owner in terms of these presents as per Memo of Consideration written herein below:

<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Date</u>	<u>Amount</u>
Ch. No. - 315710	IDBI	Purbachal Kalyan Nagar	12/01/2024	Rs.25,000/-

Total Rs.25,000/-

(**Rupees Twenty-Five Thousand**) only.

In the Presence of:

1. Ashok Kumar Das.
Lt. Lakshmi Bilash Das
103, NANDAN KANAN
PO-RAHARA DIST. - 24PGS (N)
KOLKATA - 700118.

Anima Das.

**SIGNATURE OF THE FIRST
PART/LAND OWNER.**

2. Anima Das
Lt. Lakshmi Bilash Das
103 Nandan Kanan
PO - Rahara
Dist 24PGS (N)
Kolkata - 700118

3. Kabiraj Das

DISTRICT: NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O. SODEPUR

NAME : _____



LEFT HAND FINGERS PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGERS PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Anima Das.



NAME _____

LEFT HAND FINGERS PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGERS PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240350233738

GRN Details

GRN:	192023240350233738	Payment Mode:	SBI Epay
GRN Date:	16/01/2024 20:33:14	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3539145177736	BRN Date:	16/01/2024 20:33:41
Gateway Ref ID:	45692285	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	160120242035023372	Payment Init. Date:	16/01/2024 20:33:14
Payment Status:	Successful	Payment Ref. No:	2000110643/3/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Soumendra Nath Samanta
Address:	Sukchar
Mobile:	7003811961
Period From (dd/mm/yyyy):	16/01/2024
Period To (dd/mm/yyyy):	16/01/2024
Payment Ref ID:	2000110643/3/2024
Dept Ref ID/DRN:	2000110643/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000110643/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000110643/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	271
			Total	2292

IN WORDS: TWO THOUSAND TWO HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-00306/2024	Date of Registration	17/01/2024
Query No / Year	1524-2000110643/2024	Office where deed is registered	
Query Date	13/01/2024 8:50:33 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tanmoy Chatterjee B K P Court., Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831657317, 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 : 25,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 50,48,599/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 271/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, , Ward No: 12, Holding No:167 Pin Code : 700118

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-3035 (RS :-1115)	LR-77, (RS:-2620)	Bastu	Bastu	3 Katha 5 Chatak 9 Sq Ft	15,00,000/-	45,48,599/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road, Last Reference Deed No :1505-I -00667-1963
Grand Total :					5.4863Dec	15,00,000 /-	45,48,599 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	5,00,000 /-	5,00,000 /-	

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Kabery Dey Son of Mr J Dey Sukchar, City:- , P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115		 Captured	
	17/01/2024	17/01/2024	17/01/2024
Identifier Of Mrs Anima Das, Mr Manas Ranjan Das			




Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Das	Maxcon-5.48625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Das	Maxcon-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, , Ward No: 12, Holding No:167 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3035, LR Khatian No:- 77	Owner:অমিতা দাস ,, Gurdian:লক্ষী বিলাস দাস, Address:মিঞা , Classification:বস্তু, Area:0.06000000 Acre,	Mrs Anima Das




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Anima Das (Presentant) Wife of Late Lakshmi Bilas Das Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 17/01/2024 ,Place : Office	 17/01/2024	 Captured LTI 17/01/2024	 17/01/2024
103, Nandan Kanan Road, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx4E, Aadhaar No: 68xxxxxxxx8384, Status :Individual, Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 17/01/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Maxcon 9/8 Govt. Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manas Ranjan Das Son of Mr Chitta Ranjan Das Date of Execution - 17/01/2024 , , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office	 Jan 17 2024 2:07PM	 Captured LTI 17/01/2024	 17/01/2024
9/8 Purbachal Govt. Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4K, Aadhaar No: 26xxxxxxxx6778 Status : Representative, Representative of : Maxcon (as partner)				

Endorsement For Deed Number : I - 152400306 / 2024

On 17-01-2024

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

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

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

Presented for registration at 13:58 hrs on 17-01-2024, at the Office of the A.D.S.R. SODEPUR by Mrs Anima 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 50,48,599/-

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

Execution is admitted on 17/01/2024 by Mrs Anima Das, Wife of Late Lakshmi Bilas Das, 103, Nandan Kanan Road, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife

Indetified by Miss Kabery Dey, , , Son of Mr J Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

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

Execution is admitted on 17-01-2024 by Mr Manas Ranjan Das, partner, Maxcon (Partnership Firm), 9/8 Govt. Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

Indetified by Miss Kabery Dey, , , Son of Mr J Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 271.00/- (B = Rs 250.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 271/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2024 8:33PM with Govt. Ref. No: 192023240350233738 on 16-01-2024, Amount Rs: 271/-, Bank: SBI EPay (SBlePay), Ref. No. 3539145177736 on 16-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 81, Amount: Rs.5,000.00/-, Date of Purchase: 02/01/2024, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2024 8:33PM with Govt. Ref. No: 192023240350233738 on 16-01-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3539145177736 on 16-01-2024, Head of Account 0030-02-103-003-02



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

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2024, Page from 10317 to 10353
being No 152400306 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.01.19 11:52:37 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 19/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.