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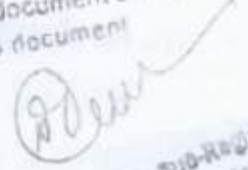
पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AE 686

V/COA NO - 247/23

11.04.23
 09:30 A.M.
 8-2-919416/23
 WEST BENGAL SUB-REGISTRAR
 KAROL BAGH, KOLKATA 700029

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.


 WEST BENGAL SUB-REGISTRAR
 KAROL BAGH, KOLKATA 700029

11 APR 2023

WEST BENGAL SUB-REGISTRAR
 KAROL BAGH, KOLKATA 700029

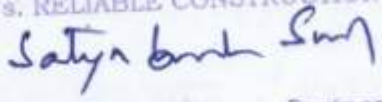
DEVELOPMENT AGREEMENT

11 APR 2023

THIS DEED OF AGREEMENT is made on this the day of April, 2023 (Two Thousand and Twenty Three) as per ^{1st} CHRISTIAN ERA.

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 Alokendu Bandyopadhyay
 Advocate

M/s. RELIABLE CONSTRUCTION

 Partner

BETWEEN

1. SMT. SHARMILA MITRA (PAN NO. AMSPM6333N), Wife of Sri Sandipan Mitra, Daughter of Late Gouranga Kumar Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: Sastitala, Ichapur Nawabgunj, P.O. Ichapur Nawabgunj, P.S. Noapara, Dist. North 24 Parganas, PIN-743144.

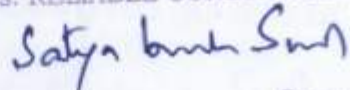
2. SMT. MINATI DEY (PAN NO. ANEPD5345A), Wife of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101,

3. SRI PRITAM DEY (PAN NO. AMTPD7458C), Son of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101, hereinafter jointly 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 their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

"M/S. RELIABLE CONSTRUCTION" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 having **PAN: AALFR2292N** hereby represented by its Partners:


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Partner

Contd...3

(3)


(1) SRI SATYABRATA SINHA (PAN : AKQPS6921C), Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

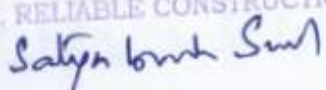
(2) SRI UTTAM GOSWAMI (PAN : AJSPG9562G), Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata - 700113,

(3) SRI SUJAY DAS (PAN : AMYPD2858H), Son of Late Shib Chandra Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) SRI SHAMBHU NATH DAS (PAN : AFDPD5166N), Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at: Sasadhar Tarafdar Road, 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 Originally one Gouranga Kumar Dey (Son of Late Ananta Kumar Dey) as being the Refugee displaced from East Pakistan (now Bangladesh) has got and/or obtained 1Cottahs


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Partner

Contd...4

(4)

7Chittaks of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Panihati, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56, S.P. No. 96, Comprised and Contained in R.S. Dag No. 1516(P), P.S. Khardah, A.D.S.R.O. Sodepur, Dist : North 24 Parganas within the local limits of Panihati Municipality, under Ward No. 13, by virtue of free hold gift from the Governor, through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a Registered Gift Deed, being no. 1146, which was executed and registered on 27.07.1990, registered at the office of A.D.R. of North 24 Parganas, at Barasat, and the same was recorded in Book no. I, Volume no. 16, noted within the pages from 81 to 84, being no. 1146, for the year 1990 and mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 105 (Sahid Colony), under Ward no. 13.

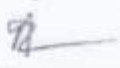
AND WHEREAS the said Gouranga Kumar Dey while had been enjoying the actual physical possession of the said landed property, he died intestate on 26.02.2018 leaving behind him his wife namely Mitra Dey and one married daughter namely Smt. Sharmila Mitra (Wife of Sri Sandipan Mitra) i.e. the Landowner no. 1 hereof as his legal heirs.

Subsequently the wife of Gouranga Dey namely Mitra Dey died on 01.06.2018 leaving behind her only daughter as above named as their only surviving legal heirs and successors.

M/s. RELIABLE CONSTRUCTION

Satya bruh Saral

Partner



Alokendu Banerjee
Advocate

Contd...5

(5)

AND WHEREAS thus in the manner aforesaid Smt. Sharmila Mitra has become the lawful and absolute sole owner of 1Cottah 7Chittaks of land alongwith a residential house standing thereon and enjoying the same peacefully, quietly and without any interruption of others and enjoying the same by paying the relevant rents and taxes regularly.

AND WHEREAS Originally one Nani Gopal Dey (Son of Late Ananta Kumar Dey) as being the Refugee displaced from East Pakisthan (now Bangladesh) has got and/or obtained 1Cottahs 7Chittaks of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Panihati, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56(A), S.P. No. 96/1, Comprised and Contained in R.S. Dag No. 1516(P), P.S. Khardah, A.D.S.R.O. Sodepur, Dist : North 24 Parganas within the local limits of Panihati Municipality, under Ward No. 13, by virtue of free hold gift from the Governor, through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a Registered Gift Deed, being no. 1145, which was executed and registered on 27.07.1990, registered at the office of A.D.R. of North 24 Parganas, at Barasat, and the same was recorded in Book no. I, Volume no. 16, noted within the pages from 77 to 80, being no. 1145, for the year 1990 and mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 106 (Sahid Colony), under Ward no. 13.


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Satya bruh Smit

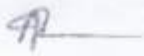
Partner

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(6)

AND WHEREAS the said Nani Gopal Dey while had been enjoying the actual physical possession of the said landed property, he died intestate on 26.03.2020 leaving behind him his wife namely Minati Dey (the land owner no. 2 hereof), one son namely Sri Pritam Dey (the land owner no. 3 hereof) and two daughters namely Smt. Moumita Mukherjee (Wife of Sri Tarun Kumar Mukherjee) and Miss Paramita Dey as his surviving legal heirs and successors and they inherited the said landed property as undivided 1/4th share in each part as per the law of Hindu Succession Act. 1956.

AND WHEREAS thus in the manner aforesaid Smt. Moumita Mukherjee and Miss Paramita Dey jointly has become the lawful owners of undivided 1/2share of the total landed property i.e. undivided 11Chittaks 22.5Sq.ft. of land alongwith undivided 1/2 share of pucca residential building standing thereon and while enjoying the same with their co-sharer, they jointly make a Gift of their undivided 11Chittaks 22.5Sq.ft. of land alongwith pucca residential building standing thereon to their co-sharer i.e. their mother namely Smt. Minati Dey and their full blooded brother namely Sri Pritam Dey by executing a Registered Bengali Deed of Gift, being no. 152406092, which was executed and registered on 18.09.2021, registered at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2021, noted within the pages from 243642 to 243669, being no. 152406092, for the year 2021.


Atokendu Bandyopadhyay
Address

M/a. RELIABLE CONSTRUCTION

Satya bhushan Saha

Partner

Contd...7

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AND WHEREAS thus in the manner aforesaid Smt. Minati Dey and Sri Pritam Dey jointly has become the lawful and absolute owners of 1Cottah 7Chittaks of land alongwith a residential house standing thereon (11Chittaks 22.5Sq.ft. of land by virtue of inheritance + 11Chittaks 22.5Sq.ft. of land by virtue of a Bengali Deed of Gift) and enjoying the same peacefully, quietly and without any interruption of others and enjoying the same by paying the relevant rents and taxes regularly.

AND WHEREAS as per the foregoing events the landowner no. 1 and the landowner no. 2 & 3 hereof as being the contiguous plot holder as well as family members jointly constructed a two storied pucca residential building measuring an area 2000 Sq.Ft. (1000sq.ft. on the Ground Floor + 1000sq.ft. on the 1st Floor) and enjoying the same peacefully, quietly and without any interruption of others.

AND WHEREAS with a view to fulfil their desire by making construction of a Multi Storeyed Building (G+5) over the said plot of land mentioned in the Schedule "A" hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owner of the First Part approached the Developer Firm 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.

M/s. RELIABLE CONSTRUCTION

Alokendra Bandyopadhyay

Advocate

Salya bhar Smt

Partner

Contd...8

AND WHEREAS the Owners herein hereby agree to authorise the Developer to construct the multistoried building (G+5) with Lift facility in the under mentioned schedule "A" of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

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

ARTICLE-I DEFINITION

1. OWNERS:

1. SMT. SHARMILA MITRA, Wife of Sri Sandipan Mitra, Daughter of Late Gouranga Kumar Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: Sastitala, Ichapur Nawabgunj, P.O. Ichapur Nawabgunj, P.S. Noapara, Dist. North 24 Parganas, PIN-743144.

2. SMT. MINATI DEY, Wife of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101,

3. SRI PRITAM DEY, Son of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101.

2. DEVELOPER:

"M/S. RELIABLE CONSTRUCTION" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 hereby represented by its Partners:

- (1) **SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,
- (2) **SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at- Gouranga Nagar, P.O. Natagarh, P.S. Gholā, Dist. North 24 Parganas, Kolkata-700113, Son of Late Shib Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at- 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,
- (4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115.

3. LAND : The land described in the schedule "A" hereunder written.



Alokendu Bandyopadhyay

Address:

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4. BUILDING: Means multistoried building (G+5) with lift facility to be constructed on the schedule "A" property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the Owners at the cost of the developer.

5. ARCHITECT: Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER: Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFEREE: Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the Owners or the respective space/flat of the said building and/or otherwise.

9. TIME: Shall mean the construction to be completed within **30 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. The time the essence of contract.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.


Alokendu Bandyopadhyay
Advocate

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ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNER'S REPRESENTATION

(a) The Land Owners is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than a Land Owners has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.



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(e) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land Owners has absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES:

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) The Developer will have every right to demolish the existing building on the land stated in the Schedule "A" hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer



Alokendu Bandyopadhyay

(13)

and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owner's shall be entertained in any case.

Be it mentioned here that the land owners shall shift to a nearby place wherein they will stay at the cost of the Developer during the construction work and upon hand over the owners allocation flats & garage the Owners shall shift back to their allocated portion in ready and finished condition.

(iii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The Owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.



Atokendu Bandyopadhyay
Advocate

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(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the Owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land Owners from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **30 Months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of within **30 Months** from the date of sanctioning



Alokendu Bandyopadhyay

Advocate

Contd. ...

of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later barring unforeseen circumstances. The time is the essence of the contract.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Owners indemnified.

(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

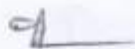
(xi) The grade of concrete to be used will conform to ISI-M20.

ARTICLE-VI

CONSIDERATION

In consideration of the Land Owners having granted the Developer and exclusive consent to develop the said property the Land Owners shall be entitled to get as Owner's Allocation into the new proposed building by using their respective plot of land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Land Owner no. 1 namely Smt. Sharmila Mitra is entitled to get two self contained residential flats out of which one **2BHK self contained residential flat, being flat no. 'A', measuring an area 786 Sq.ft. Super builtup area, on the 1st Floor, North-East Facing, another 2BHK self contained residential flat, being flat no.**



Alokendu Bandyopadhyay

Address:


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'E', measuring an area 622 Sq.ft. Super builtup area, on the 4th Floor, North-West Facing, AND one covered garage being no. 3 measuring an area 203 Sq.ft. Super builtup area, on the Ground Floor, North Facing into and out of the proposed multistoried building and the Landowner no. 1 is also entitled to get a total sum of **Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand)** only as non-adjustable/non-refundable amount out of which the Developer shall pay a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only to the Owner no. 1 with the execution and Registration of this Development Agreement and the rest amount i.e. Rs. 3,50,000.00 (Rupees Three Lacs Fifty Thousand) only will be paid by the Developer in favour of the Owner no. 1 on or before handover the Owner's Allocation Flat & Garage & the Owner no. 1 after receiving such amount shall issue the proper money receipt in favour of the Developer.

AND

The owner no. 2 & 3 namely Smt. Minati Dey and Sri Pritam Dey jointly shall be entitled to get two self contained residential flats out of which one **2BHK self contained residential flat, being flat no. 'B'**; measuring an area 732 Sq.ft. Super builtup area, on the 1st Floor, South-East Facing another **2BHK self contained residential flat, being flat no. 'D'**, measuring an area 814 Sq.ft. Super builtup area, on the 4th Floor, South-West Facing and one covered garage being no. 4 measuring an area 209 Sq.ft. Super builtup area, on the Ground Floor, North Facing into and out of the proposed multistoried


Alokendu Bandyopadhyay
Advocate

Contd...17

building and the owner no. 2 & 3 hereof jointly also entitled to get a total sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only as non-adjustable/non-refundable amount and such amount shall be paid by the Developer to the Land Owner no. 2 & 3 with the execution and Registration of this Development Agreement and after receiving such amount the land owners shall issue the proper money receipt in favour of the Developer.

Be it mentioned hereto that after receiving the possession of owners allocation as mentioned hereinabove and the entire Non-Refundable/Non-Adjustable amount the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer and the landowner no. 1, 2 & 3 shall issue proper money receipt in favour of the developer.

The Owner's allocation will be more specifically mentioned and described in the Schedule "B" hereunder written.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive



Alokendu Bandyopadhyay

Attornay

Contd...18

consideration money for the Developer's allocated area only. During continuation of this agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

2. The Land Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat Owners after the completion of the construction and after transfer or sale of all the flats to the said future Owners hereof.
3. The Land Owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 Days after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.
4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owners free of cost.
5. The Owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owners allocated flats as



(19)

may be determined by the association or society to be formed after taking physical possession of his respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.

ARTICLE - VIII

CONSTRUCTION

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX

POSSESSION

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the Owners or any person or persons claiming under him. The delivery of possession must be in writing and should be signed both the Owners and the Developer.



Mokendu Bandyopadhyay

Advocate

Contd...20

ARTICLE-X

BUILDING

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **30 Months** from the date of sanctioning of plan by the Municipal authority or handover the possession of the subject landed property in favour of the Developer Firm for construction which ever is later.
- (b) The Developer will install and erect in the said Building at his own costs, pumps, water storage over head reservoirs, electrification, permanent electric connection from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land Owners.
- (d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges

for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

- (i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land Owners under this agreement till the Development of the property from the date of taking over the possession.
- (ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or his respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

- (a) On completion of the Building and after possession of his respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.
- (b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.
- (c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the



(22)

building and all parties shall abide by all the rules and regulations of such management, administration of maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

- (a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bidie skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.
- (b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in his allocated portion or any part thereof.
- (c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the Owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

- (i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.
- (ii) The Owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in


Alokendu Bandyopadhyay
Advocate

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favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XV

OWNER' INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners.

ARTICLE-XVI

TITLE DEEDS

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgment receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the coveted building the Developer Firm hereby undertake to hand over the said original documents to the Owners with proper receipts.

ARTICLE-XVII

MISCELLANEOUS

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the Owners but as joint venture between the parties hereto.



Alokendu Banhyopadhyay

Advocate

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to the Owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XVIII

FORCE MAJEURE

1. Force Majeure is herein defined as:
 - (a) Any cause which is beyond the control of the Developer.
 - (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) *Transportation delay due to force majeure or accidents.*

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or Owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XIX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XX

ARBITRATION

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 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.


Alokendu Bandyopadhyay
Advocate

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ARTICLE-XXI**GENERAL CONDITIONS**

(a) All appendices in this agreement are integral parts of this agreement.

(b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT the piece or parcel of land classified as "**BASTU**" having rayat possessory right admeasuring more or less **2Cottahs 14Chittaks** (1cottah 7Chittaks in Holding No. 105 + 1Cottah 7Chittaks in Holding No. 106) togetherwith a two storied pucca residential building measuring an area 2000Sq.ft. (1000Sq.ft. on the Ground Floor + 1000Sq.ft. on the 1st Floor) standing thereon, with **Cemented Flooring** lying and situated at **Mouza-Panihati**, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56, 56(A), S.P. No. 96, 96/1, Comprised and Contained in C.S. & R.S. Dag No. 1516(P), corresponding to L.R. Dag Nos. 1448/2123 & 1448/2122, under L.R. Khatian Nos. 845, 898, 1146, 1165, 1184, 1759, 1925, 2546, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, A.D.S.R.O. Sodepur, Dist: North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 105 and 106, Sahid Colony, under ward no. 13, **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.



Alokendu Bandyopadhyay

Advocate

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BUTTED AND BOUNDED

On the North : 12ft. Wide Sahid Colony Road bye lane.

On the South : E.P. No. 50 (House of Mr. Chowdhury).

On the East : 25ft. Wide Sahid Colony Road.

On the West : House of Rudraprasad Chakravarty &
Minati Chakraborty.

SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

Owner's Allocation : In consideration of the Land Owners having granted the Developer and exclusive consent to develop the said property the Land Owners shall be entitled to get as Owner's Allocation into the new proposed building by using their respective plot of land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-


The Land Owner no. 1 namely Smt. Sharmila Mitra is entitled to get two self contained residential flats out of which one **2BHK self contained residential flat, being flat no. 'A', measuring an area 786 Sq.ft. Super builtup area, on the 1st Floor, North-East Facing,** another **2BHK self contained residential flat, being flat no. 'E', measuring an area 622 Sq.ft. Super builtup area, on the 4th Floor, North-West Facing,** AND one covered garage being no. 3 measuring an area 203 Sq.ft. Super builtup area, on the Ground Floor, North Facing into and out of the proposed multistoried building and the Landowner no. 1 is also entitled to get a total sum of **Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand)** only as



non-adjustable/non-refundable amount out of which the Developer shall pay a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only to the Owner no. 1 with the execution and Registration of this Development Agreement and the rest amount i.e. Rs. 3,50,000.00 (Rupees Three Lacs Fifty Thousand) only will be paid by the Developer in favour of the Owner no. 1 on or before handover, the Owner's Allocation Flat & Garage & the Owner no. 1 after receiving such amount shall issue the proper money receipt in favour of the Developer.

AND

The owner no. 2 & 3 namely Smt. Minati Dey and Sri Pritam Dey jointly shall be entitled to get two self contained residential flats out of which one **2BHK self contained residential flat, being flat no. 'B', measuring an area 732 Sq.ft. Super builtup area, on the 1st Floor, South-East Facing** another **2BHK self contained residential flat, being flat no. 'D', measuring an area 814 Sq.ft. Super builtup area, on the 4th Floor, South-West Facing** and one covered garage being no. 4 measuring an area 209 Sq.ft. Super builtup area, on the **Ground Floor, North Facing** into and out of the proposed multistoried building and the owner no. 2 & 3 hereof jointly also entitled to get a total sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only as non-adjustable/non-refundable amount and such amount shall be paid by the Developer to the Land Owner no. 2 & 3


Alokendu Bandyopadhyay
Advocate

Contd.....29

with the execution and Registration of this Development Agreement and after receiving such amount the land owners shall issue the proper money receipt in favour of the Developer.

Be it mentioned hereto that after receiving the possession of owners allocation as mentioned hereinabove and the entire Non-Refundable/Non-Adjustable amount the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer and the landowner no. 1, 2 & 3 shall pay the G.S.T. as applicable for their respective flats & garages.

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's 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 Owners thereof.

SCHEDULE "D" ABOVE REFERRED TO

(Specification of work)

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8", 5" and 3" with specified plaster.
4. **Flooring** : Flooring will be finished with Floor tiles.

5. **Doors** : Flash Door.
6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M. S. Grill at window with 1 coat primer.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make).
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 2' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto Twenty five points with power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall. Inside wall finish with plaster of paris.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of paris, synthetic enamel paint on door, window and grill.

Mother Meter & Lift Installation : Proportionate cost of mother meter & proportionate cost of installation of lift @ Rs. 1,00,000.00 (Rupees One Lakh) only for each unit will be borne by the land owners 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 owners or purchasers before the execution of such works.

IN WITNESSES WHEREOF the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

- 1. Ayan Banerjee
Adv.
S/o. Swapan Banerjee.
Barrackpore Court
Enrol. No. F/1424/2013.
- 2. Sunitakar Bhattacharya,
J Swarn Chatterjee Road,
Lal kaha Joo/15.

- 1. Sharmila Mitra
- 2. Minati Dey.
- 3. Pritam Dey

SIGNATURE OF THE LAND OWNER

M/s. RELIABLE CONSTRUCTION

Satya bank Smt

Uttam Goswami

JIT DO

Sharmal Kumar Das

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay,
ALOKENDU BANDYOPADHYAY Adv.
 Advocate
 Calcutta High Court, District Judge's Court Barasat,
 Barrackpore Court
 Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

Memo of Consideration

We, the land owners do hereby Received a sum of **Rs 50,000.00 (Rupees Fifty Thousand)** only from the within named Developer/s as part payment of our owners allocation in the following memo:

- | | |
|---|---------------|
| 1. By an A/c. payee cheque being no. 009807 dated 05.01.2022 issued from BOB in favour of owner no. 1 | Rs. 25,000.00 |
| 2. By an A/c. payee cheque being no. 009808 dated 05.01.2022 issued from BOB in favour of owner no. 2 & 3 | Rs. 25,000.00 |

Total : Rs. 50,000.00

In Word : **Rupees Fifty Thousand** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. Ayan Banerjee.
-Adv
Barrackpore Court.

2. Sunjankar Ghoshdutta,
Jwan Chatterjee Road,
Kolkata 700115.

1. Sharmila Mitra

2. Minati Dey.

3. Pritam Dey

SIGNATURE OF THE LAND OWNERS

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI SATYABRATA SINHA**

Satya Brata Sinha

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.

Satya Brata Sinha

SIGNATURE OF THE PRESENTANT



Uttam Goswami

(2) Name : **SRI UTTAM GOSWAMI**

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

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

Uttam Goswami

SIGNATURE OF THE PRESENTANT

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

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI SUJAY 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 Sujay Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

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

Sri Shambhu Nath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sri Shambhu Nath Das

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



(1) Name : SRI PRITAM DEY

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 Pritam Deo

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.



Name : SMT. SHARMILA MITRA

Sharmila Mitra

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sharmila Mitra

SIGNATURE OF THE PRESENTANT



(2) Name : SMT. MINATI DEY

Minati Dey

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

Minati Dey

SIGNATURE OF THE PRESENTANT

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

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






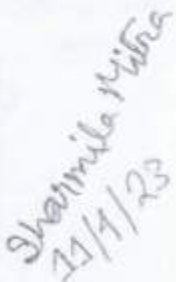


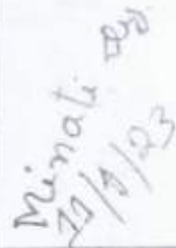



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas









Signature / LTI Sheet of Query No/Year 15242000919416/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.



Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Sharmila Mitra Sastitala, Ichapur Nawabgunj, City:- , P.O:- Ichapur Nawabgunj, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743144	Land Lord			 Sharmila Mitra 11/1/23
2	Smt Minati Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Land Lord			 Minati Dey 11/1/23
3	Mr Pritam Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Land Lord			 Pritam Dey 11/1/23



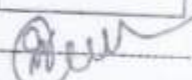
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Satyabrata Sinha Building Dinanta, 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700114	Represent ative of Developer [RELIABL E CONSTR UCTION]	 Satya brata Sinha	 991	Satya brata Sinha 22/9/23
5	Mr Uttam Goswami Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700113	Represent ative of Developer [RELIABL E CONSTR UCTION]	 Uttam Goswami.	 992	Uttam Goswami 22/9/23
6	Mr Sujay Das 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700110	Represent ative of Developer [RELIABL E CONSTR UCTION]	 Sujay Das	 993	Sujay Das 22/9/23
7	Mr Shambhu Nath Das Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Represent ative of Developer [RELIABL E CONSTR UCTION]	 Shambhu Nath Das	 994	Shambhu Nath Das 22/9/23



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Smt Sharmila Mitra, Smt Minati Dey, Mr Pritam Dey, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das			Ayan Banerjee 11/4/23




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

Additional District Sub-Registrar
 Sodepur, North 24-Parganas

M/s. RELIABLE CONSTRUCTION
 Satyabrata Sen
 Partner

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



192023240013219318

GRN Details

GRN:	192023240013219318	Payment Mode:	SBI Epay
GRN Date:	10/04/2023 20:12:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7009596092326	BRN Date:	10/04/2023 20:13:59
Gateway Ref ID:	924952383	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	100420232001321930	Payment Init. Date:	10/04/2023 20:12:28
Payment Status:	Successful	Payment Ref. No:	2000919416/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Alokendu Bandyopadhyay
Address:	Barrackpore Court
Mobile:	9830075574
Period From (dd/mm/yyyy):	10/04/2023
Period To (dd/mm/yyyy):	10/04/2023
Payment Ref ID:	2000919416/4/2023
Dept Ref ID/DRN:	2000919416/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000919416/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000919416/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

M/s. RELIABLE CONSTRUCTION

Partner



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



192023240013219318

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[Query No*/Query Year]

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Total				7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

M/s. RELIABLE CONSTRUCTION

Satyam Kumar Swain

Partner

Major Information of the Deed

Deed No :	I-1524-02531/2023	Date of Registration	11/04/2023
Deed No / Year	1524-2000919416/2023	Office where deed is registered	
Query Date	10/04/2023 9:53:20 AM	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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 58,32,844/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 521/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:105 JI No: 10, Touzi No: 155 Pin Code : 700114

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-1448/2123 (RS :-)	LR-845	Bastu	Bastu	1 Katha 7 Chatak	15,00,000/-	22,41,422/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:106 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1448/2122 (RS :-)	LR-898	Bastu	Bastu	1 Katha 7 Chatak	15,00,000/-	22,41,422/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					4.7438Dec	30,00,000 /-	44,82,844 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	10,00,000/-	13,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	10,00,000 /-	13,50,000 /-	

M/s. RELIABLE CONSTRUCTION
Satya bank Sw
Partner

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Sharmila Mitra (Presentant) Wife of Mr Sandipan Mitra Sastitala, Ichapur Nawabgunj, City:- , P.O:- Ichapur Nawabgunj, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
2	Smt Minati Dey Wife of Late Nanigopal Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
3	Mr Pritam Dey Son of Late Nanigopal Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

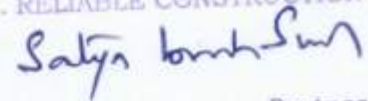
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satyabrata Sinha Son of Late Shyam Mohan Sinha Building Dinanta, 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)

M/s. RELIABLE CONSTRUCTION



Partner

Uttam Goswami
 Son of Late Gouranga Goswami Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)

3 **Mr Sujay Das**
 Son of Late Shib Chandra Das 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)

4 **Mr Shambhu Nath Das**
 Son of Late Narayan Chandra Das 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, , PAN No.:: AFxxxxxx6N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE CONSTRUCTION (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			

Identifier Of Smt Sharmila Mitra, Smt Minati Dey, Mr Pritam Dey, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Shambhu Nath Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-0.790625 Dec
2	Smt Minati Dey	RELIABLE CONSTRUCTION-0.790625 Dec
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-0.790625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-0.790625 Dec
2	Smt Minati Dey	RELIABLE CONSTRUCTION-0.790625 Dec
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-0.790625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-666.66666700 Sq Ft
2	Smt Minati Dey	RELIABLE CONSTRUCTION-666.66666700 Sq Ft
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-666.66666700 Sq Ft

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

Details as per Land Record

North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:105 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1448/2123, LR Khatian No:- 845	Owner:ধীৱেন্দ্ৰ কুমাৰ শেঠ, Gurdian:নলিনী নাথ, Address:নিজ , Classification:বাস্ত,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:106 JI No: 10, Touzi No: 155 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1448/2122, LR Khatian No:- 898	Owner:নৱেন্দ্ৰ কুমাৰ শেঠ বিক্ৰ্ত মাতোক, Gurdian:পছে শ্ৰী বীণামান, Address:শেঠ ও পুত্ৰ সুকুমাৰ শেঠ , Classification:বাস্ত,	Seller is not the recorded Owner as per Applicant.

M/s. RELIABLE CONSTRUCTION

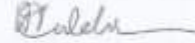
Satyabrata Saha

Partner

11-04-2023

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 58,32,844/-



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

On 11-04-2023

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

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

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

Presented for registration at 09:30 hrs on 11-04-2023, at the Private residence by Smt Sharmila Mitra, one of the Executants.

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

Execution is admitted on 11/04/2023 by 1. Smt Sharmila Mitra, Wife of Mr Sandipan Mitra, Sasitala, Ichapur Nawabgunj, P.O: Ichapur Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 74314, caste Hindu, by Profession Service, 2. Smt Minati Dey, Wife of Late Nanigopal Dey, 80/1/1, Jay Narayan Santra P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 3. Mr Pritam Dey, Son of Late Nanigopal Dey, 80/1/1, Jay Narayan Santra Lane, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, Profession Business

Identified 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 11-04-2023 by Mr Satyabrata Sinha, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified 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 11-04-2023 by Mr Uttam Goswami, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified 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 11-04-2023 by Mr Sujay Das, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified 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 11-04-2023 by Mr Shambhu Nath Das, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

M/s. RELIABLE CONSTRUCTION



Partner

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521.00/- (B = Rs 500.00/- .E = Rs 21.00/-)
and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of
Online on 10/04/2023 8:13PM with Govt. Ref. No: 192023240013219318 on 10-04-2023, Amount Rs: 521/-, B
SBI EPay (SBlePay), Ref. No. 7009596092326 on 10-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 6,921/-

Description of Stamp

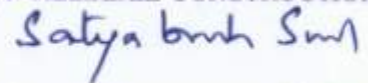
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 4972, Amount: Rs.100.00/-, Date of Purchase: 27/03/2023, Vendor name: T
Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of
Online on 10/04/2023 8:13PM with Govt. Ref. No: 192023240013219318 on 10-04-2023, Amount Rs: 6,921/-, B
SBI EPay (SBlePay), Ref. No. 7009596092326 on 10-04-2023, 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

M/s. RELIABLE CONSTRUCTION



Partner

ate of Registration under section 60 and Rule 69.
ntered in Book - I
ume number 1524-2023, Page from 99090 to 99141
eigning No 152402531 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.04.12 13:25:35 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/04/12 01:25:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION

Partner