

3023/2024

I-3135/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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15/4/24


शु. 2. अनदनन/2024

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made on this ^{15th} Day of ^{April} in the year TWO THOUSAND TWENTY FOUR [2024].

Continued to page no.....2

It is certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of the document.


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

15 APR 2024

ক্রমিক নং: 786 তারিখ: 5/2/24

নম্বা: 1007 Biswajit Kar

ক্রেতা: Advocate

ঠিকানা: High Court Calcutta

ভেণ্ডার: Rasmita Pan

লাইসেন্স প্রাপ্ত ভেণ্ডার
কালিপুর দমদম এ. ডি. এস. আর. অফিস
বি

ভেণ্ডারের নাম: বসন্তা পাল

স্বামীর নাম: ব্যারাক

নং: 26 FEB 2024

স্বামীর তারিখ:

এ. ডি. ডি. নং: ১ কত টাকার

স্টাম্প খরচ: 120000



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Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

15 APR 2024

Rala-bul
870 Sureshbul
24. K.B. Sm.
N.B.
O.C. Buij



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



192023240436216218

GRN Details

GRN:	192023240436216218	Payment Mode:	SBI Epay
GRN Date:	23/03/2024 09:45:05	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9204429804619	BRN Date:	23/03/2024 09:45:39
Gateway Ref ID:	IGARALVU04	Method:	State Bank of India NB
GRIPS Payment ID:	230320242043621620	Payment Init. Date:	23/03/2024 09:45:05
Payment Status:	Successful	Payment Ref. No:	2000574771/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr DEWKI NANDAN AGARWAL
Address:	119/6, P. K. GUHA ROAD, DUM DUM, KOLKATA-700080
Mobile:	8240275541
Email:	sangramrouth@yahoo.com
Period From (dd/mm/yyyy):	23/03/2024
Period To (dd/mm/yyyy):	23/03/2024
Payment Ref ID:	2000574771/3/2024
Dept Ref ID/DRN:	2000574771/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000574771/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2000574771/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	60021
			Total	134942

IN WORDS: ONE LAKH THIRTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

BETWEEN


DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H) , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL, (PAN-AFQPA6548A and Aadhaar No. 8584 3690 1315 and ID No. BWC2395655)** son of Late Giridhari Lal Agarwal , by Occupation – Business, by faith Hindu, by Nationality – India, residing at 109/6, P.K.Guha Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal, referred to and called as **“OWNER/VENDOR”**(which expression shall unless excluded by or repugnant to the context be deemed to include **his** heirs, executors, administrators, successors, representative and assigns) of the **FIRST PART**

AND

URBAN HOME (PAN-AAIFU1891P) , a Partnership Firm, having its office at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal represented by its Partners namely **(1) SRI SANJU AGARWAL (PAN-ELTPA7962R & Aadhaar No. 3562 5095 8843 and ID No. RXC2248011)** , son of Mr. Dewki Nandan Agarwal , by faith - Hindu , by occupation - Business, residing at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal **(2) SRI DEBASISH DUTTA (PAN- AHDPD0895L & Aadhaar No. 3593 1001 5665 and ID No. RXC1116987)** , son of Dinesh Dutta , by faith - Hindu , by occupation - Business, residing at Manikpur Nabapally, P.O. Italgacha, P.S. Dum Dum, Kolkata- 700 079, in the District of North 24 Parganas , West Bengal Bengal **(3) MR. ABDUL RASHED MONDAL (PAN- BEOPM9179M & Aadhaar No. 9400 9154 9534 and ID No.GGC2116994)** , son of Abdul Mazid Mondal ,by faith - Muslim , by occupation - Business, residing at Mondalganathi, Kaikhali, Rajarhat, P.O, Airport, P.S. Baguiati, Kolkata- 700 052, in the District of North 24 Parganas , West Bengal Bengal **(4) MR. RAJESH PRASAD (PAN-ALRPP4345B & Aadhaar No. 8192 8392 3841 and ID No. WB/20/091/165407)** , son of Dhanush Dhari Prasad ,by faith - Hindu , by occupation - Business, residing at Kalipark, P.O. R. Gopalpur, P.S. Narayanpur, Kolkata- 700 136, in the District of North 24 Parganas , West Bengal ,hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, legal representatives and assign) of the **SECOND PART**

WHEREAS one **Charan Bihari Shaw** was absolutely seized and possessed of ALLTHAT piece and parcel of bagan land measuring **62 decimal** more or less lying and situated at **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, , within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport , Ward No. 27 District : North 24 parganas




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District Sub Registrar-II
North 24 Parganas, Barasat

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AND WHEREAS said **Charan Bihari Shaw** died intestate on 10.02.1966 after publishing his last Will and Testament dated 07.02.1966 whereunder he appointed his wife Smt. Sarojini Dassi alias Smt. Sarojini Shaw and on son Sri Sudhir Kumar Shaw as the executor of the said Will.

AND WHEREAS said Sarojini Dassi alias Smt. Sarojini Shaw and Sri Sudhir Kumar Shaw applied to the Hon'ble Court at Calcutta for grant of probate of the said Will dated 07.02/1966 being Probate Case No.113 of 1972 and Probate of the said Will was duly granted by the Said Court on 15.12.1975 in favour of the said executor and executrix and such Probate was issued by the Hon'ble High Court at Calcutta on 05.04 1978.

AND WHEREAS under the aforesaid will , the said Charan Bihari Shaw had , inter alia bequeathed the property to his three sons namely Sri Sudhir Kumar Shaw, Sri Ajit Kumar Shaw and Sri Arup Kumar Shaw absolutely and each having equal share.

AND WHEREAS said **Sarojini Dassi alias Smt. Sarojini Shaw** and **Sri Sudhir Kumar Shaw** were jointly by a registered deed of conveyance which was executed and registered on 06.07.1978 registered at the Additional Registrar of Assurance Calcutta, recorded in Book NO. 1, Volume No. 136, pages 148 to 158, Being No. 3345 for the 1978 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District - North 24 Parganas to **Sri Tapan Kumar Roy & Sri Guru Parsad Roy** .

AND WHEREAS said **Sri Tapan Kumar Roy & Sri Guru Parsad Roy** were jointly by a registered deed of conveyance which was executed on 28.01.2003 and registered on 06.04.2005 registered at the Additional District Sub Registrar office Bidhan Nagar , Salt lake City , recorded in Book NO. 1, Volume No. 130, pages 162 to 176, Being No. 2134 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District - North 24 Parganas to **Sri Sailendra Nath Ghosh**.

AND WHEREAS said **Sri Sailendra Nath Ghosh** by a registered deed of conveyance which was executed on 27.04.2005 and registered on 06.06.2005 registered at the District Sub Registrar office Barasat, North 24 Parganas (D.S.R-II) , recorded in Book NO. 1, Volume No. 1, pages 1 to 33, Being No. 2971 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to

R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District - North 24 Parganas to **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED.**

AND WHEREAS said **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED** by a registered deed of conveyance which was executed on 29.07.2005 and registered on 08.08.2005 registered at the District Sub Registrar office Barasat, North 24 Parganas (D.S.R-II) , recorded in Book NO. 1, Volume No. 1, pages 1 to 33, Being No. 2971 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District - North 24 Parganas to **M/S. FASHION SUITINGS PRIVATE LIMITED.**

AND WHEREAS said **M/S. FASHION SUITINGS PRIVATE LIMITED.** after purchase absolutely seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of bagan land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport, Ward No.27 District - North 24 Parganas by mutating its name in respect of **Holding No. RGM-M/56/06-07, Kaikhali, Kolkata- 700 0136** , by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule "A" herein below. Said **M/S. FASHION SUITINGS PRIVATE LIMITED.** recorded its name in L.R. Records in respect of the aforesaid property against L.R. Dag No. 85 under L.R. Khatian No. 2794.

AND WHEREAS said **M/S. FASHION SUITINGS PRIVATE LIMITED.** was interested to sell the Schedule property on as is where is and whatever there is basis and the Purchaser therein agreed to purchase.

AND WHEREAS the name of one Sri Prasanta Dey was wrongly recorded as permissive possessor in respect of the said property . But he had no right title interest in the said property and said Sri Prasanta Dey Confirm the Deed by executing to assure the title in favour of the Purchaser therein.

AND WHEREAS by way of Deed of conveyance made on 23rd day of February, 2023 and registered before the Additional Registrar of Assurance- IV at Kolkata and recorded in Book No. I, Volume Number 1904-2023, Page from 162654 to 162677 being No. 190402881 said **M/S. FASHION SUITINGS PRIVATE LIMITED.** a Company registered under the

Companies Act, 1956, having its registered office at 3, Chhabra Mansion Pur Road, P.O. Bhilwra, P.S. Sadar Bhilwara, District Bhilwara, Pin- 311001, Rajasthan as **Vendor** and **Sri Prasanta Dey**, son of Narayan Dey as **Confirming Party** sold, conveyed & transferred to **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)**, having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas, West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL**, **ALL THAT** piece and parcel of bagan land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85** under **L.R. Khatian No. 3620** within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport, Ward No.27 District - North 24 Parganas by mutating its name in respect of **Holding No. RGM-M/56/06-07, Kaikhali, Kolkata- 700 0136**,

AND THUS said to **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)**, having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas, West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL** become the absolute owners **ALL THAT** piece and parcel of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Holding No. AS/610/10/06, BLOCK-KA** (as per Municipal Assessment Registers), **Street- Kaikhali, Kolkata - 700 136** comprised in **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85, L.R. Khatian No. 3620**, within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur, District - North 24 Parganas, West Bengal under Addl. District Sub Registration office Bidhannagar Saltlake City morefully and specifically described in **the Schedule "A"** hereinunder written.

WHEREAS the owner herein intend to develop the aforesaid property by raising construction of a Multi-storied building in different Blocks as per **sanctioned building plan vide Building Permit No. SWS-OBPAS/2109/2023/1389** dated **15-01-2024** from **Bidhannagar Municipal Corporation** which has already been approved in the name of owner, but, due to paucity of funds and lack of experience it is not possible on the part of the owners to develop the same and finding no other alternative they have decided to appoint a Developer who will be able to undertake the aforesaid job.

WHEREAS On hearing such intention of the owner herein, the Developer approached him that they are agreed to undertake the aforesaid job where the owner hereby accepted the said proposal of the Developer under some terms and Conditions mentioned hereinafter.

WHEREAS both the parties here in have agreed to enter into this agreement and stating the terms and conditions in details to avoid any litigations which may or may not be arise in future by and between the parties herein.

NOW THE AGREEMENT WITNESSETH and it's hereby agreed by and between the parties hereto as follows :-

DEFINITIONS

1. **OWNER** : Shall mean the said **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)** , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL, (PAN-AFQPA6548A and Aadhaar No. 8584 3690 1315 and ID No. BWC2395655)** son of Late Giridhari Lal Agarwal , by Occupation - Business, by faith Hindu, by Nationality - India, residing at 109/6, P.K.Guha Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal, and his/her/their hires, legal representatives, executors, administrators and assigns.

2. **DEVELOPER** : shall mean **URBAN HOME** , a Partnership Firm, having its office at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal represented by its Partners namely **(1) SRI SANJU AGARWAL** ,son of Mr. Dewki Nandan Agarwal , by faith - Hindu , by occupation - Business, residing at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal **(2) SRI DEBASISH DUTTA** ,son of Dinesh Dutta , by faith - Hindu , by occupation - Business, residing at Manikpur Nabapally, P.O. Italgacha, P.S. Dum Dum, Kolkata- 700 079, in the District of North 24 Parganas , West Bengal **(3) MR. ABDUL RASHED MONDAL** son of Abdul Mazid Mondal ,by faith - Muslim , by occupation - Business, residing at Mondalganathi, Kaikhali, Rajarhat, P.O, Airport, P.S. Baguiati, Kolkata- 700 052, in the District of North 24 Parganas , West Bengal **(4) MR. RAJESH PRASAD** , son of Dhanush Dhari Prasad ,by faith - Hindu , by occupation - Business, residing at Kalipark, P.O. R. Gopalpur, P.S. Narayanpur, Kolkata- 700 136, in the District of North 24 Parganas , West Bengal and its successor or successors and assigns and represented by its Partners all or two of them as enter into and execute all or any agreement for transfer or demise of the building or part of a building, flats, or shop or garage spaces including proportionate shares of land so constructed and to sign, execute and perform all or any agreement for sale, Sale Deed or other Deeds, and other documents relating to transfer of any building, part of a building, flats, shop, garage space (except owner's allocation) so to be constructed.

3. **PREMISES** : shall mean ALLTHAT piece and parcel of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with 1500 sq.ft of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Holding No. AS/610/10/06 , BLOCK-KA** (as per Municipal Assessment Registers), **Street-Kaikhali, Kolkata – 700 136** comprised in **Mouza- Kaikhali, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306** corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, L.R. Dag No. 85, L.R. Khatian No. 3620, within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur,

District – North 24 Parganas, West Bengal under Addl. District Sub Registration office Bidhannagar Saltlake City along with all rights of easements and common passages which is morefully and specifically described in the **Schedule 'A'** hereunder written

4. **BUILDING** : shall mean the **G+IV storied** building in different Blocks to be constructed at the said premises in accordance with **Building Permit No. SWS-OBPAS/2109/2023/1389** dated **15-01-2024** from **Bidhannagar Municipal Corporation** already sanctioned by the appropriate authorities.

5. **COMMON FACILITIES AND AMENITIES** : shall mean stairways, lift passage ways, Municipal water supply provided by the developer, tube well, overhead tank, water pump and motor with complete system and roof other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. **SALEABLE** : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required other than owners allocation.

7. **OWNER'S ALLOCATION** : (mentioned in "B" Schedule hereinunder)

The Developer will pay of **Rs. 60,00,000/- (Rupees Sixty Lakh only** which is refundable) to the owners at the time of signing this agreement and said **Rs. 60,00,000/- (Rupees Sixty Lakh only**) will be refunded by the owner herein at time of taking possession of the undernoted flats & garage to the Developer.

The owner will get the 43% constructed area of the proposed G+IV storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER FIRST FLOOR	COVERED AREA
20% FLAT	ENTER FOURTH FLOOR	COVERED AREA
3% GARAGE	GROUND FLOOR (two number of Garage)	COVERED AREA

The owner herein shall give peaceful vacant possession to the Developer.

8. DEVELOPER'S ALLOCATION : DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area (57%) in the said Multi-storied building in different Blocks together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation and The Developer will get the 57% constructed area of the proposed Multi-storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER SECOND FLOOR	COVERED AREA
20% FLAT	ENTER THIRD FLOOR	COVERED AREA
17% GARAGE	GROUND FLOOR	COVERED AREA

9. ARCHITECT : shall mean the person or persons who may be appointed by the developer

10. BUILDING PLAN : shall mean the plan has been sanctioned by the Bidhan Nagar Municipal Corporation in the name of the owner **vide Building Permit No. SWS-OBPAS/2109/2023/1389** dated **15-01-2024** from **Bidhannagar Municipal Corporation** with such alteration or modifications as may be made by the owners with the approval from the appropriate authority.

11. It is agreed that registered Development Power of Attorney in connection with all related matters of the said property for the purpose of development and transfer the allocated portion of the developer will be executed and registered by the owners in favour of the developer and this Development Power of Attorney will be treated as a part of this Development agreement. The owners will give to the Developer the original Deeds, upto date of payment of Municipal Tax Receipt (paid by Developer) , Khajna, Parcha/information, Municipal Mutation Certificate upon registration of the Development Agreement & Development power of Attorney.

12. It is agreed by the owners that after taking possession of the owner's allocation the owner will pay maintenance Charge for his portion.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The owners shall permit to the Developer to construct **G+IV storied building** on the schedule mentioned property in accordance with the sanction plan **vide Building Permit No. SWS-OBPAS/2109/2023/1389** dated **15-01-2024** which has already been sanctioned by the **Bidhannagar Municipal Corporation** in the name of the present owner and the total Cost and expenses which shall be incurred for constructional purpose shall be exclusively borne, by the developer.

2. The owner shall hand over the original documents of title Deed. at the time of signing this agreement for smooth construction of the proposed building and the same will be returned to the owner herein after completion of execution of registration of all intending purchaser /purchasers of Developer's allocation.

3. It is agreed by the parties that the owner shall hand over the vacant and peaceful possession of the schedule mentioned property to the Developer at the time of execution of this agreement and subsequently the Developer shall take all necessary steps for soil testing and other incidental purposes, as per the sanctioned building plan which has already been approved by the Municipal Authority .

4. **OWNER'S ALLOCATION : (mentioned in "B" Schedule hereinunder)**

The Developer will pay of Rs. 60,00,000/- (Rupees Sixty Lakh only which is refundable) to the owners at the time of signing this agreement and said Rs. 60,00,000/- (Rupees Sixty Lakh only) will be refunded by the owner herein at time of taking possession of the undernoted flats & garage to the Developer.

The owner will get the 43% constructed area of the proposed G+IV storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER FIRST FLOOR	COVERED AREA
20% FLAT	ENTER FOURTH FLOOR	COVERED AREA
3% GARAGE	GROUND FLOOR (two number of Garage)	COVERED AREA

The owner herein shall give peaceful vacant possession to the Developer.

8. **DEVELOPER'S ALLOCATION : DEVELOPER'S ALLOCATION :** shall mean the rest of the constructed area (57%) in the said Multi-storied building in different Blocks together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation and The Developer will get the 57% constructed area of the proposed Multi-storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER SECOND FLOOR	COVERED AREA
20% FLAT	ENTER THIRD FLOOR	COVERED AREA
17% GARAGE	GROUND FLOOR	COVERED AREA

5. It is agreed by the parties that the Developer shall complete the total constructional work of the proposed building within **30 months** from the date of starting of construction of building and if required a further period of 3 (three) months shall be extended for that Purpose and the name of the proposed building will be finalized by the owner.

6. It is agreed by the parties that the cost of obtaining of building sanction plan, the revised sanction plan, its amendments and modifications of the entire building including Architect's fees are to be borne by the said Developer. All Municipal rents, rates and taxes of the said property shall be borne by the developer and the developer shall pay the Municipal rents, rates and taxes from the date of taking over of the possession of the said property upto the time of handover of owner's allocation. All modification/amendment of plan are to be made with the approval of the owners.

7. It is agreed that upon the completion of the proposed **G+IV storied** building in different Blocks and handing over of the owner's allocation to the satisfaction of owners, the taxes of the constructed area of owner's allocation shall be borne by the owners and the Developer and/or their nominee or nominees will also pay the maintenance charges proportionate against their allocated portions which to be determined by the Apartment owners Association of the building at **Holding No. AS/610/10/06 , BLOCK-KA** (as per Municipal Assessment Registers), **Street- Kaikhali, Kolkata - 700 136** within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur, District - North 24 Parganas, West Bengal

The construction of the proposed building should be certified by the Structural Engineer in question of fitness of the proposed building.

In the event of the Owner or Developer, any of them committing breach of any of the terms and conditions herein contained or making willful delay to develop or obstruct to construct the said premises as hereinbefore stated, the Owner or Developer, as the case may be, shall be entitled to payments for damages and compensation and the liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay /obstruction shall continue for a period of 6 (Six) months then in the event in addition to any other right which the owner or Developer, as the case may be, shall be entitled to sue for specific performance of this agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent for employing its obligations under these agreement and also such losses and damages which any of them suffer and/or incur for entering into this agreement.

In case of getting permission of further construction beyond Multi storied building, a fresh development agreement (if the same is required) will come into effect and the Developer will be binding to act / perform upon the said instrument. It is made clear

that the Developer shall have no right of title and /or interest in respect of the top floor /roof excluding overhead tank etc. of the proposed building after its construction.

8. It is agreed by the parties that the Developer shall be entitled to enter into any agreement for sale in respect of their allocated portion to different prospective buyers and simultaneously to sale out those portions either in a manner of flats or covered areas to different buyers against such monetary consideration which the owner shall not be entitled to interfere in any manner whatsoever.

9. It is agreed by the parties that from the Developer's allocated portion , the Developer shall be entitled to sell out, Transfer, convey, Lease, License the same to different buyers and for that purpose the developer shall also be entitled to get undivided proportionate rights title and interest on all common areas and facilities of the building which to be constructed by the Developer at his own costs and expenses.

10. It is also agreed by the parties that after completion of the building the developer shall hand over the owner's allocated portion to the owner and the developer shall be entitled to handover to other prospective buyers against his allocated portion and subsequently the developer has the liberty to execute and register the proper Deed of conveyance in favour of them but the after completion of the project work , the Developer shall handover the above deed original title documents in respect of the premises to the owner .

11. The owner shall not be entitled to claim any other portion or portions except their allocated agreed portion of the constructed and covered areas of the proposed **G+IV storied** building in different Blocks. Further the owners shall not be entitled to claim any amount of sale proceeds received by the Developer from the purchaser of the different other portions areas flats including proportionate share of the land belongs to the Developer.

The Developer shall be entitled to fix a sign Board on the said property for advertisement and inserting in News papers for advertisement media for the purpose of sell and transfer his allocated portion on the schedule mentioned property.

12. The Developer absolutely shall appoint the Architect for supervision of the structural construction of the foundation basements, pillars, structures, basements beams, concretes, over-head reservoir, electrical and plumbing fixtures and materials used for constructions, sewerage etc. shall do so exclusively at his own costs and expenses.

13. The owner shall extend and for all necessary facilities and co - operation to the developer for obtaining permanent connection of water supply electric connection with meter(s) drainage, sewerage, telephone and similar other installations needed for completion of the proposed **G+IV storied** building in different Blocks in which the building will be in fully completed in all respects and in habitable nature all expenses will be borne by the Developer.

14. For the purpose of construction for the said **G+IV storied** building in different Blocks, the Architect, Engineers, other technical experts and all workmen shall be

appointed by the Developer and the Developer shall be responsible for making payments to each and every one of them. The owner shall have no liability for responsibility for making such payment to any of them either during the construction period or after completion of construction or at any point any local hazards steps for solving the same at his own costs and expenses and in that case, the owner shall extend all sorts of co-operation in favour of the developer.

15. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the ownership and subsequently victimizing such work man or any other persons whatsoever of causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the owners his estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such adventualities.

16. The Developer shall abide by all laws ,bye-laws, Rules & Regulations, Municipal Laws, Building & construction Rules of the Municipality/ Corporation , Government Local Bodies and shall be responsible to all deviations and departures and breach of the same and the Developer shall keep the owner and the said premises full saved indemnified protected and harmless in this respect.

17. It is agreed that no portions of the constructed building shall be used by either party to this agreement for any unlawful, illegal, immoral otherwise that those described / depicted in the sanctioned building plan. The owner and the Developer shall abide by the restrictions regarding use of the covered areas / flats open spaces etc. The Developer can't be transfer / handover the constructional work to another developer before the completion of the building.

It is clearly understood that if the performance of the developer is prevented by force majeure conditions i.e. storm, earth quake, fire, riot, tempest, civil commotion, strike or any other ant beyond the control of the parties then neither party shall be liable for non performance or delay in performance.

18. It is agreed that the owner whenever it become lawfully necessary shall bound to sign on papers and execute documents in connection with obtaining of sanctioned plan or any modification as deemed necessary for safe construction by Municipal Architect thereof during the course of construction period of the proposed **G+IV storied** building in different Blocks till complete of the total constructional work of the building or for disposal and sale of any and or all portions of the Developer without raising any objection thereto in any manner whatsoever.

19. Both the parties hereto agreed that the terms and conditions contained in that agreement and in that schedule annexed with this agreement shall be adhered to the most cordial and friendly manner. If any completion beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute at bi - parties level.

20. However if any dispute of differences arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen jointly by the parties hereto or to such separate Advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall be final and binding upon the parties.

"A" SCHEDULE ABOVE REFERRED TO

ALLTHAT piece and parcel of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with 1500 sq.ft of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Holding No. AS/610/10/06 , BLOCK-KA** (as per Municipal Assessment Registers), **Street- Kaikhali, Kolkata - 700 136** comprised in **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85, L.R. Khatian No. 3620**, within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur, **Karkhana Gali (Kaikhali)**, District - North 24 Parganas, West Bengal under Addl. District Sub Registration office Bidhannagar Saltlake City along with all rights of easements and common passages The property is butted and bounded as follows:

- | | |
|-----------------|---|
| ON THE NORTH BY | - Part of R.S. Dag No. 85 |
| ON THE SOUTH BY | - 24 ft wide Municipal Road and side of Febricast India. |
| ON THE EAST BY | - 26'0" wide Municipal Road |
| ON THE WEST BY | - Municipal Drain, 24 ft. wide Municipal Road , side of Febricast India and Part of R.S. Dag No. 85 |

THE "B" SCHEDULE REFERRED OF ABOVE

OWNER'S ALLOCATION :

The Developer will pay of **Rs. 60,00,000/- (Rupees Sixty Lakh only** which is refundable) to the owners at the time of signing this agreement and said **Rs. 60,00,000/- (Rupees Sixty Lakh only**) will be refunded by the owner herein at time of taking possession of the undernoted flats & garage to the Developer.

The owner will get the 43% constructed area of the proposed G+IV storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER FIRST FLOOR	COVERED AREA
20% FLAT	ENTER FOURTH FLOOR	COVERED AREA
3% GARAGE	GROUND FLOOR (two number of Garage)	COVERED AREA

The owner herein shall give peaceful vacant possession to the Developer.

8. DEVELOPER'S ALLOCATION : DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area (57%) in the said Multi-storied building in different Blocks together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to the use thereof in the said premises upon construction of the said buildings after providing for owner's allocation and The Developer will get the 57% constructed area of the proposed Multi-storied building in different Blocks to be constructed on the said property which will be allotted as follows :

AREA	FLOOR	
20% FLAT	ENTER SECOND FLOOR	COVERED AREA
20% FLAT	ENTER THIRD FLOOR	COVERED AREA
17% GARAGE	GROUND FLOOR	COVERED AREA

THE "D" SCHEDULE REFERRED OF ABOVE
SPECIFICATION

BED ROOM

- (a) Flooring - Vitrified Tiles
 - (b) Walls (Inside) - putty
 - (c) Electrification - 3 Light point/ 1 Fan point/ 1 plug point
- Only one A.C. point in the Flat.

DINING

- (a) Flooring - Vitrified Tiles
- (b) Walls (Inside) - putty /Basin
- (c) Electrification - 3 Light point/ 1 Fan point/ 1 plug point / 15 amp.

Refrigerator Point.

KITCHEN

- (a) Flooring - Vitrified Tiles
- (b) Inside wall - 3' 0" tiles from cooking table / Putty
- (c) Cooking table on Black Stone top with a sink.
- (d) Electrification - 1 Light Point / 1 Exhaust Fan Point/1 (one) 15 AMP

Power Point./ 1(One) Aquaguard and 1(One) Chemni Point.

TOILET

- (a) Flooring - Vitrified Tiles
- (b) Walls - upto 6'-0 Glazed tiles and Paris with
- (c) Door - P.V.C
- (d) English style
- (e) Electrification - 1 Light Point / 1 Exhaust Fan Point/1 Gyzer Point.

DOOR Main door will be made of wood and other doors Flash Door (made by Ply wood).

WINDOW - Made of Aluminum sliding with protected grill.

Balcony - 1 Light Point / 1 Plug Point/ 1 Fan Point.

Lift will be provided by the Developer.

Extra Work :Any extra work other than the standard schedule shall be charged extra as decided by the builder / developer or his engineer and such amount shall be deposited before the execution of such work.

WITNESSETH WHERE OF the Parties have hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.


Signed, Sealed and Delivered in

AT Kolkata in presence of :

1) Ratan Paul
24.K.B. Street
Ker-80

2) Georanga Das
19/43, K.M. Sarai
Ker-80

DEWKI REALTORS PRIVATE LIMITED


Dewki Nandan Agarwal.
Signature of Owner **Director**



Rajesh Prasad
Abdul Rashid Mondol

Sanju Agarwal

Signature of Developer

RECEIVED of Rs. 60,00,000/- (Rupees Sixty Lakh only) in the following manner :-

MEMO OF CONSIDERATION

Cheque NO.	Dated	Bank	Amount
000037	18.12.2023	H.D.F.C, Raghunathpur , Kol-59	Rs. 4,25,000/-
000038	20.12.2023	H.D.F.C, Raghunathpur , Kol-59	Rs. 4,25,000/-
000039	22.12.2023	H.D.F.C, Raghunathpur , Kol-59	Rs. 4,25,000/-
000042	02.01.2024	H.D.F.C, Raghunathpur , Kol-59	Rs. 2,25,000/-
000001	06.04.2023	H.D.F.C, Bank	Rs. 8,00,000/-
000002	06.04.2023	H.D.F.C, Bank	Rs. 7,00,000/-
064382	30/11/2023	Union Bank	Rs. 5,00,000/-
064399	14/04/2024	Union Bank	Rs. 5,00,000/-
064400	15/04/2024	Union Bank	Rs. 5,00,000/-
RTGS	26/12/2023		Rs. 7,00,000/-
RTGS	07/02/2024		Rs. 3,00,000/-
RTGS	06/02/2024		Rs. 3,00,000/-
000092	14/04/2024	Panjab & Sind Bank	Rs. 2,00,000/-

1. Ruler & Co.

2. Gouranga Das

Deed prepared By :

SRI BISWAJIT KAR

Advocate,
Kolkata High Court
En No. 549/91

Biswajit Kar
Advocate
High Court Bar Association
Room No.- 5
W.B EN. No.- 549/91

DEWKI REALTORS PRIVATE LIMITED

Dewki nandan Azeem


































Director

Signature of Owner/Director



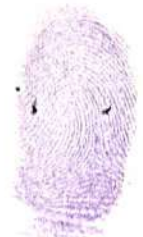


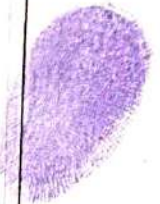
















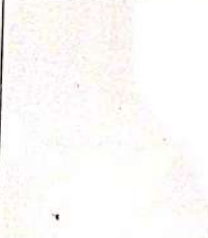
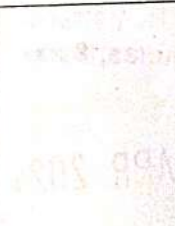








Computerised By :

R.D. Enterprise
K.B.Sarani , Dum Dum
Contact No. 9831004277

SPECIMEN FORM FOR THE FINGERPRINTS

Sl. No	Signature of the Executants/Presentants	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
 Dewti Ramcharan Aggrwal Dewti Ramcharan Aggrwal						
	Thumb	(RIGHT HAND)				Little
						
		Little	Ring	Middle	Fore	Thumb
 Dewti Datta						
	Thumb	(RIGHT HAND)				Little
						
		Little	Ring	Middle	Fore	Thumb
 Abdul Rashid Mondal						
	Thumb	(RIGHT HAND)				Little
						
		Little	Ring	Middle	Fore	Thumb

SPECIMEN FORM FOR THE FINGERPRINTS

Sl. No	Signature of the Executants/Presentants	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
	 <i>Rajesh Kumar</i> <i>Rajesh Kumar</i>					
		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				
						
	 <i>Sanja Agarwal</i> <i>Sanja Agarwal</i>	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
						
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						
						
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
						
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						
						

Major Information of the Deed

Deed No :	I-1502-03135/2024		Date of Registration	15/04/2024
Query No / Year	1502-2000574771/2024		Office where deed is registered	
Query Date	29/02/2024 11:15:42 PM		D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dewki Nandan Agarwal 109/6 , P K Guha Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8240275541, Status :Seller/Executant			
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 : 60,00,000/-]			
Set Forth value	Market Value			
Rs. 2/-	Rs. 4,10,87,704/-			
Stampduty Paid(SI)	Registration Fee Paid			
Rs. 75,021/- (Article:48(g))	Rs. 60,053/- (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:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 06, Holding No:AS/610/10/06 JI No: 5, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-85 (RS -)	LR-3620	Bastu	Bastu	1 Bigha 3 Katha	1/-	4,06,82,704/-	Width of Approach Road: 26 Ft.,
Grand Total :					37.95Dec	1 /-	406,82,704 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	4,05,000 /-	






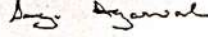


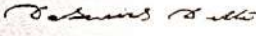
Land Lord Details :






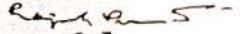
SI No	Name,Address,Photo,Finger print and Signature
1	Dewki Rea:itors Private Limited 47/1 , J N Tewari Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Urban Home 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx1p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dewki Nandan Agarwal (Presentant) Son of Late Giridhari Lal Agarwal Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office	 Apr 15 2024 2:07PM	 Captured LTI 15/04/2024	Signature  15/04/2024
109/6 , P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx8a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dewki Realtors Private Limited (as director)				
2	Name Shri SANJU AGARWAL Son of Mr DEWKI NANDAN AGARWAL Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office	 Apr 15 2024 2:07PM	 Captured LTI 15/04/2024	Signature  15/04/2024
36 , POST OFFICE ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ELxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Urban Home (as partner)				
3	Name Shri DEBASISH DUTTA Son of Mr DINESH DUTTA Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office	 Apr 15 2024 2:09PM	 Captured LTI 15/04/2024	Signature  15/04/2024
MANIKPUR NABAPALLY, City:- , P.O:- ITALGACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AHxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Urban Home (as partner)				

4	Name	Photo	Finger Print	Signature
	Mr ABDUL RASHED MONDAL Son of Mr ABDUL MAZID MONDAL Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office	 <small>Apr 15 2024 2:10PM</small>	 Captured <small>LTI 15/04/2024</small>	 <small>15/04/2024</small>
MONDALGANTHI, KAIKHALI, RAJARHAT, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Urban Home (as partner)				
5	Name	Photo	Finger Print	Signature
	Mr RAJESH PRASAD Son of Mr DHANUSH DHARI PRASAD Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office	 <small>Apr 15 2024 2:11PM</small>	 Captured <small>LTI 15/04/2024</small>	 <small>15/04/2024</small>
KALIPARK, City:- , P.O:- R GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Urban Home (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ratan Paul Son of Late SURESH PAUL 24 , K B SARANI, City:- , P.O:- MALL ROAD, P.S -Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080	 <small>15/04/2024</small>	 Captured <small>15/04/2024</small>	 <small>15/04/2024</small>
Identifier Of Mr Dewki Nandan Agarwal, Shri SANJU AGARWAL, Shri DEBASISH DUTTA, Mr ABDUL RASHED MONDAL, Mr RAJESH PRASAD			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dewki Realtors Private Limited	Urban Home-37.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dewki Realtors Private Limited	Urban Home-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, Ward No: 06, Holding No:AS/610/10/06 JI No: 5, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 85, LR Khatian No:- 3620	Owner:কওকী রিয়ালটর্স প্রাইভেট লিমিটেড , Gurdian:গঙ্ক ডিরেক্টর, Address:নিতজ , Classification:বগান, Area:0.38000000 Acre,	Dewki Realtors Private Limited

Endorsement For Deed Number : I - 150203135 / 2024

On 15-04-2024

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 13:23 hrs on 15-04-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr Dewki Nandan Agarwal ,

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 4,10,87,704/-

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

Execution is admitted on 15-04-2024 by Mr Dewki Nandan Agarwal, director, Dewki Realtors Private Limited (Private Limited Company), 47/1 , J N Tewari Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ratan Paul, , Son of Late SURESH PAUL, 24 , K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Shri SANJU AGARWAL, partner, Urban Home (Partnership Firm), 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ratan Paul, , Son of Late SURESH PAUL, 24 , K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Shri DEBASISH DUTTA, partner, Urban Home (Partnership Firm), 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ratan Paul, , Son of Late SURESH PAUL, 24 , K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Mr ABDUL RASHED MONDAL, partner, Urban Home (Partnership Firm), 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ratan Paul, , Son of Late SURESH PAUL, 24 , K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Mr RAJESH PRASAD, partner, Urban Home (Partnership Firm), 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ratan Paul, , Son of Late SURESH PAUL, 24 , K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,053.00/- (B = Rs 60,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 60,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2024 9:45AM with Govt. Ref. No: 192023240436216218 on 23-03-2024, Amount Rs: 60,021/-, Bank: SBI EPay (SBIPay), Ref. No. 9204429804619 on 23-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 706, Amount: Rs.100.00/-, Date of Purchase: 05/03/2024, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2024 9:45AM with Govt. Ref. No: 192023240436216218 on 23-03-2024, Amount Rs: 74,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 9204429804619 on 23-03-2024, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2024, Page from 81140 to 81169
being No 150203135 for the year 2024.



Digitally signed by RITA LEPCHA
Date: 2024.04.22 13:30:28 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 22/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.