

1-00325/21

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

F 931343

2-1699584/20

Small illegible text, likely a stamp or official notice.

B. S. Das

Additional District Sur-Mentor
Batalha, New Town, North-24 P.S.

11 JAN 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 16th Day of Dec. Two Thousand
(Twenty) (2020)

BETWEEN

₹ 1000000 only

Barasat Court

24 Pgs (N)

শ্রী বিক্রম



8922

শ্রী অক্ষয়



8923

Niranjan Roy



8924

Basanti Roy



8925

Kavayati Biswas

Blas
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional District and Sessions Registrar
Barasat, Howrah, North 24-Pgs.

5 DEC 2020

19/02/2020 10169446261

Payment Mode Online Payment

16/12/2020 09:27:01

Bank : State Bank of India

IK9AVZWKE8

BRN Date: 16/12/2020 09:28:02

DEPOSITOR'S DETAILS

Id No. : 2001699584/1/2020
(Query No./Query Year)

Name DEBNATH CONSTRUCTION

Mobile No. : +91 9874410940

Address HATIARA KOL 159

Applicant Name : Mr Amit Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
*	2001699584/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	35021
*	2001699584/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	17021
Total				52042

In Words: Rupees Fifty Two Thousand Forty Two only



- (1) SRI CHITTARANJAN ROY, (having PAN. AFWPR2857R & Aadhaar No. 2184644356580) Son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (2) SRI. NIRANJAN ROY, (having PAN. ALKPR5643P & Aadhaar No. 441342860168) Son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (3) SMT. SUSAMA ROY, (having PAN. BEYPR2821H & Aadhaar No. 957930297580) Wife of Late Satish Roy, by occupation - house hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (4) SMT. PROVABATI BISWAS, (having PAN. BZMPB4593D & Aadhaar No. 423093734902), daughter of Late Satish Roy, by occupation - House Wife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (8) SMT. ANITA ROY, (having PAN - AZUPR869SC & Aadhaar No. 512921229359), Daughter of Late Satish Roy, by occupation - House hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (6) SMT. PUTUL MONDAL, (having PAN. AIJPM89SOA & Aadhaar No. 638938075698), Daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (7) SMT. MOUMITA MONDAL, (having PAN. EHBPM5712B & Aadhaar No. 469556391934), Daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.S. New Town, P.O. Jyangra, Kolkata - 700059.
- (8) SMT. BULA BISWAS, (having PAN. BVGPR9741F & Aadhaar No. 350313660082), Daughter of Late Satish Roy, wife of Sukanta Biswas, by occupation - House wife, by faith - Hindu, by nationality - Indian, residing at Joypur, South 24 Parganas, Pin - 743502.
- (9) SMT. GITA ROY, (having PAN - BILPR1523H & Aadhaar No. 436255159308), wife of Sri Chittaranjan Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, P.O. Gouranga Nagar, P.S. Baguiati, Kolkata - 700159, Dist. North 24 Parganas,
- (10) SMT. BASANTI ROY, (having PAN - BEYPR2820G & Aadhaar No. 776633826235), Wife of Sri Niranjan Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, P.O. Gouranga Nagar, P.S. Baguiati, Kolkata - 700159, Dist. North 24 Parganas, hereinafter called the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PACT.

Bula Biswas



8929

ਮਲਕ ਅੱਗੇ



8930

Moumita Mondal



8927

ਮਨਜੋਤ ਕੌਰ



8928

Bula Rox alias.
Bula Bis was



8926

ਸ਼ੀਲ ਕੌਰ



8933

ਮਲਕ ਸੁਸਮਿਤਾ
ਮਲਕ ਸੁਸਮਿਤਾ



Additional District Registrar
New Town, North 24 Pgs.

16 DEC 2020

AND

1. S. DEBNATH CONSTRUCTION, (permanent Account (PAN) No. AAPFD3905J) a Partnership firm having its registered office at FF-4, Jorda Bagari, Hatiara Road, P.S. Baguiati, P.O. Hatiara, Kolkata 700059, District - North 24 Parganas the firm being represented by its Partners namely SRI NITYA GOPAL DEBNATH, [having PAN. AGCPD7148L & Aadhaar No. 286017980041], son of Sri Santosh Kumar Debnath, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at EB-1/3, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, Kolkata - 700 059, District 24-Parganas (North) and SMT. MAHUA DEBNATH, [having PAN. AHTPD0430D & Aadhaar No. 283531536245], wife of Sri Nitya Gopal Debnath, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at EB-1/3, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, Kolkata - 700 059, District 24-Parganas (North). The Partner namely Smt. Mahua Debnath, represented by her constituted attorney Sri Nitya Gopal Debnath, son of Sri Santosh Kumar Debnath, by virtue of a registered General Power of Attorney on 29th April, 2019, registered at A.D.S.R. Rajarhat New Town, recorded in Book No. IV, Deed No. 000321, for the year 2019 West Bengal, hereinafter called the DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS Sri Satish Chandra Roy erstwhile landowner owned a plot of land measuring an area of 2 Cottah 15 Chittacks 27 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 (land area 1 Cottah 0 Chittack 6 sq. ft.) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 (land area of 0 Cottahs 4 Chittacks 38 Sq.ft.) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding to R.S. Dag No. 636 (land area of 1 Cottah 10 Chittacks 28 Sq.ft.) and other landed property lying and situated at Mouza - Jyangra, J.L.No.16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District of North 24 Parganas virtue of Deed of partition being No. 6837 dated 25.10.1972 registered at S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 112, pages from 73 to 98 for the year 1972.

AND WHEREAS while peaceful possession said Sri Satish Chandra Roy died intestate leaving behind him his two sons namely Chitta Ranjan Roy, Niranjan Roy one wife namely Susoma Roy and five daughters namely Provabati Biswas, Amita Roy, Putul Mondal, Moumita Mondal and Bula Biswas as his legal heirs, successors and representatives.



8934

Sitapur Crasal Sub North



8935

Amit Kumar Das
S/O. D. Das
7 Bant Cant
P.O. S.P.S. Bant
Kul. 700121



Additional District Sub-Registrar
Sitapur, North 24-Pgs

10 Oct 2016

WHEREAS by way of inheritance said Chitta Ranjan Roy, Niranjana Roy, Susoma Roy, Babati Biswas, Amita Roy, Putul Mondal, Moumita Mondal and Bula Biswas became the heirs of 1/8th undivided share of above referred property.

AND WHEREAS Sri Chittaranjan Roy and Sri Niranjana Roy the landowners No. 1 & 2 herein purchased a plot of land measuring an area of 4 Cottahs 3 Chittacks 3 Sq. Ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 (land area of 1 Cottah 0 Chittack 6 sq. ft.), C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 495 corresponding to R.S. Dag No. 632 (land area of 1 Cottah 3 Chittacks 21 sq. ft.) and comprised in C.S. Khatian No. 282, corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 (land area of 4 Chittacks 38 sq. ft.) and comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding to R.S. Dag No. 636 (land area 1 Cottah 10 Chittacks 28 Sq.ft.) lying and situated at Mouza - Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat) District of North 24 Parganas, within local limits of Rajarhat Gopalpur Municipality, by way of deed of sale being No. 07795 dated 15.12.1972 registered at S.R.O., Cossipore Dum Dum and recorded in Book No. 1, Volume No. 125, pages from 128 to 135 for the year 1972.

AND WHEREAS Sri Chittaranjan Roy and Sri Niranjana Roy the landowners No. 1 & 2 herein purchased another plot of land measuring an area of 1 Cottahs 6 Chittacks 7 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282, corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 (land area of 1 Cottah 0 Chittack 7 sq. ft.) and comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding R.S. Dag No. 636 (land area of 0 Cottahs 6 Chittacks 0 sq. ft.) lying and situated at Mouza - Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), district North 24 Parganas within local limits of Rajarhat Gopalpur Municipality, by way of deed of sale being No. 7680 dated 16.11.1990 registered at D.R. Barnasi, District North 24 Parganas duly recorded in Book No. 1, Volume No. 134, pages from 455 to 461 for the year 1990.

AND WHEREAS Smt. Gita Roy and Smt. Basanti Roy the land owners no. 4 & 5 purchased a plot of land measuring an area of 0 Cottah 5 Chittacks 26 sq. ft. be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 lying and situated at Mouza - Jyangra, J.L.No. 16, Re. Su. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), district North 24 Parganas within local limits of Rajarhat Gopalpur Municipality, by way of Deed being No. 02787/2010 execution on 29.06.2007 registered on 22.03.2010 at

Nagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 5,
1940-2506 for the year 2010.

AND WHEREAS by such way the landowners herein become the absolute owners of total land
measuring an area of 8 (Eight) Cottah 14 (Fourteen) Chittacks 18 (eighteen) sq. ft. be the same
a little more or less and possessed the same free from all encumbrances.

AND WHEREAS now the landowners intend to develop the property mentioned in the First
Schedule measuring an area of 8 (Eight) Cottah 14 (Fourteen) Chittacks 18 (eighteen) sq. ft. be
the same a little more herein below by raising construction of G+4 storied building in
accordance with the sanctioned building plan but they could not proceed further and finding
no other alternative they jointly decided to appoint DEVELOPERS who will be able to undertake
the aforesaid job. The land owners have expressed their desire to construct a G+4 storied
building upon the schedule land which is free from all sorts of encumbrances liens, charges,
dependents, attachments through the developer herein at the developer's costs and expenses
and under some mutual terms and conditions subject to the sanction of the building plan by
the concern appropriate authority. The mutual terms and conditions are as mentioned below.
The developer accepted the proposal of the land owners for construction of the said G+4
storied building at their own costs and expenses in accordance with the sanctioned building

AND WHEREAS the Owners herein are desirous to develop the said property but could not do it
themselves.

AND WHEREAS the Developer, the party of the Other Part herein having offered proposal
for development of the said land inter alia including construction of a G+4 storied building
upon the same (more fully described in the First Schedule hereunder written) under the
authority of the Developer at their own cost in accordance with the building plan will be
sanctioned by the Bidhannagar Municipal Corporation and the owners have agreed to and/or
accepted the Developer's offer inclusive of consideration therefore as contained therein.

AND WHEREAS knowing the intention of the owners of the aforesaid property. The second
party herein being the developer proposed to develop the said land.

AND WHEREAS the owners agreed to the proposal of the Developer and to avoid any litigation
in future both the parties to this agreement entered into an agreement for development on the
following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH as follows :-

- (1) PREMISES shall mean land measuring about 8 (eight) Cottah 03 (three) Chittacks
11 (eleven) sq. ft. along with 800 Sq.ft. kancha one storied residential structure, be the
same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.I.

Khatian No. 532, appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 Sali Land (land area 3 Cottahs 19 sq. ft.) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 495 corresponding to R.S. Dag No. 632 (land area 1 Cottah 3 Chittacks 21 sq. ft.) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 Bastu land (land area 15 Chittacks 12 sq. ft.) and comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding to R.S. Dag No. 636 Sali land (land area 3 Cottahs 11 Chittacks 11 sq. ft.) be the same a little more or less within Mouza Jyangra, J.L.No. 16, Re. Su No. 180, Touzi No. 228/229 situated at Jagatpur Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhan Nagar (Salt Lake City), at present A.D.S.R.O. Rajarhat, situated at Jagatpur, Charaktala, Jyangra, morefully described in the Schedule "A".

- (ii) **BUILDING** : shall mean the commercial and/or residential building to be constructed with necessary additional structure may be decided by the Developer approved by the Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation and /or any other appropriate authority for the purpose of construction of the said building and other spaces intended for the enjoyment of the occupants of the several of the flat/shop/garage owner.
- (iii) **COMMON AREAS** : shall include corridors, staircase, stair landing roof, water in/outlets, sewerage etc required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
- (iv) **OWNER** : shall include his respective nominee or nominees.
- (v) **DEVELOPER** : shall include the Developer as also its respective transferees/nominees/assignees.
- (vi) **SALEABLE SPACE** : This shall mean the total built up area of the flats plus the proportionate shares of the owners of each flat of the common amenities of the constructed building.
- (vii) **OWNERS ALLOCATION** : The said Owners shall be entitled to get 40% of total construction area as follows :-
- a. Entire first floor and
 - b. Entire Fourth floor
 - c. Remaining area Ground floor Back Side of the building.

Apart from Rs. 17,00,000/- refundable/ security money will be given to the land owners at the time of signing of this development agreement.

- (viii) DEVELOPERS ALLOCATION : shall mean the remaining balance constructed area (except owners allocation) and morefully described in the Third Schedule herein.
- (ix) ARCHITECTS : Shall mean any qualified person or persons of firm or firms appointed or nominated by the Developer as Architects of the building to be constructed as the said Premises.
- (x) BUILDING PLAN : shall mean the building to be constructed in accordance with the sanctioned building plan to be sanctioned from the Bidhannagar Municipal Corporation presently upon the said land property.
- (xi) FLOOR AREA RATIO : Shall mean floor area ratio available for construction in and over the premises according to relevant Municipal/Corporation Law.
- (xii) TRANSFEREE : Shall mean a person to whom any space in the building has been agreed to be transferred.
- (xiii) FLAT : Shall mean the flats and/or other space or spaces intended to be built and constructed and/or constructed/covered area capable of being occupied.
2. That the owners authorize the Developer to construct a building on said property according to the sanctioned plan and also as per this agreement and specification in and over the land in the Schedule "A" plot of land and described in the Schedule "A".
 3. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the owners shall not be liable for payment of the same.
 4. That the Developer shall draw a building plan through a licensed Architect and send to the owners for their signature and the owners shall sign it and sent to the developer for submitting the same before the competent authority, other authority and / or any other appropriate authority for sanction of the plan for the proposed building.
 5. That the owners shall be liable to pay the arrear municipal tax, water tax, if any in respect of the said land.
 6. The Schedule property is free from all encumbrances.
 7. The owners shall not be liable for the repayment of any loan or financial assistance obtained by the developer- from any Bank and / or any financial institution or from

102 private person or persons - for the purpose of completion of the proposed construction.

8. That the developer will construct the G+4 storied building on the aforesaid land within 36 months from the date of sanction building plan but the total period for construction and handing over the owners allocation as mentioned hereinabove cannot be extended beyond 40 months from the date of sanction of building plan.
9. In consideration of the investment to be made by the Developer, the Developer is entitled to get rest of the constructed area. The details of developer's allocation have been described in the SECOND SCHEDULE Part-II, written hereunder and hereinafter be referred to as the "DEVELOPERS ALLOCATION". The Owners and the Developer are entitled to the common amenities and also liable for payment of the common expenses of the proposed building as mentioned hereunder.
10. The Developer shall take steps to obtained sanction of the building plan from the competent authority and the Owners shall vacate the said premises fully and handover the peaceful vacant possession to the developer within 1 (one) month from the date of signing of this Agreement.
11. The Developer shall be entitled to prepare the plan for construction of a G+4 storied building upon the said property by their own Architect and at their own cost and expenses and get sanctioned of the said plan from the competent authority as their own cost and expenses.
12. That the Developer reserve their right for revision / modification of the said plan or plans if necessary, subject to approval of the owners and the Developer shall obtain sanction of such revised plans and / or modified plans from Bidhannagar Municipal Corporation in the name of the owners before starting the works as per modified/revised plan or shall obtain necessary permission from authorities concerned before starting works as per said revised/or modified plan.
13. The Developer is entitled to sell, lease out mortgage the constructed area of the said building and shall be entitled to receive advance and / or the balance consideration money from the purchaser or purchasers only in respect of its allotted portion as mentioned in the SECOND SCHEDULE Part II, written hereunder.
14. The Developer is hereby authorized and empowered in relation to the said construction, so far as may necessary to apply for and obtain temporary and / or permanent connection of water, electricity to the building and other inputs and facilities required for construction of the aid building for which purpose the owners do hereby agree to execute such power of Attorney or other authorization in favour

- the Developer and / or its nominated persons and shall also sign all such applications and other documents as shall be required for the purpose or otherwise for or in connection with the construction of the said building from time to time. The Developer shall be entitled to receive advance or advances from the intending purchasers who will be their nominees in respect of flats, office spaces, shops, garages with undivided, un-demarcated, impartible, proportionate share of the land upon which the building will be constructed, only for their allocated portion.
15. That the Owners will execute a Development Power of Attorney in favour of the Developer authorizing him to enter into agreement for sell of the flats, office spaces, shops, garages with undivided, un demarcated, impartible, proportionate share of the land from developers allocation and to receive from the intending purchasers leaving the aforesaid owners allocation. The owners undertake to execute and register the agreement for sale of the flats, office spaces, shops, garages, jointly with the Developers from the Developer's portion in the same is required by any purchaser.
16. The Developer shall exclusively be responsible and liable for payment to the contractor, supervisor, Architect, Engineer, Labourers, Workers, suppliers etc and the owners will be liable or responsible for the same the developer will indemnify and keep the owners indemnified in respect of all payments. The cost of the demolished old structure shall be developer property.
17. The Developer shall have every right to sell any portion or every portion of the building except the allotted portion of owners.
18. The developer shall bear and pay Municipal Taxes and electricity bills of the said property from the date of taking vacant possession of the said property from the owners till completion of the total work.
19. The Owners declare that they have good, clear, marketable title over the said property and no part of the same is under acquisition and / or requisition under any law of the land and the Owners have not received any compensation from any authority and the property of the owners shall not come under the purview of the Urban Land (Ceiling 85 Regulation) Act, 1976 and the owners have a clear marketable title over the said property and no litigation is pending against the said property. If a good and marketable title is not made out and it is found that the property is not free from all the encumbrances then the developer shall communicate by a letter to the owners requesting him to make out a good marketable title of the said property within reasonable time from the date of getting intimation of such drawbacks, and if the owners fails to make out a good

marketable title within the said period then the owners shall return the security deposit mentioned above to the Developer.

21. During the development work, if any person claims to be the owners of any part of the land then the dispute to be solved by the Owners and the Developer jointly and they will pay amount deducting the share if claimed.
22. The Developer shall complete and construct the building as well as the flats, office spaces, garages, etc. as per the specification mentioned in THIRD SCHEDULE written hereunder and permitted in the sanctioned plan.
23. The Owners undertake and bind himself to execute and register the Sale Deed or Deeds in favour of the Developer and / or his nominee or nominees as and when that will be demanded by the developer.

In this agreement unless it be contrary or repugnant to the context.

- A. Singular shall include the plural and vice versa.
- B. Masculine shall include the feminine and vice versa.
- C. All the terms, conditions and stipulation of this agreement is irrevocable by either of the parties to this agreement till the expiry of the mentioned period in between the parties hereto. However, in case of breach any of the term of the agreement, the parties hereto to suffer such breach may revoke/cancel this agreement and the power of Attorney
- D. The legal heirs, successors of both the parties shall be binding upon the terms and conditions as contained herein.
- E. The Developer shall construct the said building and handover the Owner's allocation the same within 36 months from the date of Sanction building plan. After full construction of the owner's allocation, the developer will serve notice to the owners for taking possession and also serve proper notice to the purchasers for taking possession.
- F. The developer shall hand over the Xerox copy completion certificate and No Objection issued by the relevant authority to the owners and the final site plan with proper detailing.
- G. In case of any dispute and / or differences in respect of terms and conditions in the enforcement of his agreement and / or relating and / or arising out of this agreement, the same shall be governed by the Arbitration Conciliation Act. One Arbitrator shall be appointed by the owners and one by the developer and a third Arbitrator shall be appointed by the Arbitrator of each party. If the decision of the Arbitrators so appointed doesn't satisfy either party and / or serve the purpose property, then both the parties will be free to apply before the appropriate legal forum. But as a preliminary step of dispute redressal, the guidelines of the concerned Arbitrators will be followed.

24 It is to be understood that all the legal and / or any other type of formalities will be performed within Bidhannagar Jurisdiction only.

ARTICLE - 1 DEFINITION

- 1.1 BUILDING - Shall mean the proposed building or buildings to be constructed by the developer at his own cost and expenses accordance with the Building plan to sanctioned by the competent authority.
- 1.2 DEVELOPER ALLOCATION Developer will get the balance front portion of the constructed area of the proposed new building (save and except the owner's allocation as mentioned above) together with undivided proportionate share of the land underneath the building more fully mentioned in the part II of the second Schedule hereunder written.
- 1.3 COMMON EXPENSES - Shall mean and include proportionate share of the cost charges and expenses for working maintenance, upkeep, repair and replacement of the common parts, common amenities of the proposed building to be borne and paid by the respective flat owners / occupiers.
- 1.4 That all charges relating to installation of electric meter (WSEB) in respect of the flats of the owners to be borne by the Owners by the respective flats.
- 1.5 COMMON AREAS & COMMON FACILITIES : shall include roof, corridors, hall ways, stairway, passage, way, common toilet, pump room, water tank, pump and motor, electric meter room and other facilities and / or spaces which may be mutually agreed upon between the parties hereto required for the establishment, location, enjoyment provisions, maintenance and / or management of the building.
- 1.6 WORDS _ wards importing singular shall include plural and vice versa.

ARTICLE II COMMENCEMENT

This agreement shall be deemed to have commenced on and from the date of signing of this agreement.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu and measuring about 8 (eight) Cottah 03 (three) Chittacks 11 (eleven) sq. ft. along with 800 Sq.ft. kancha one storied residential structure, be the same a little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532, appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 Sah land (land area 3 Cottahs 19 sq. ft.) comprised in C.S. Khatian No. 282, corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 495 corresponding to R.S. Dag No. 632 (land area 1 Cottah 5 Chittacks 21 sq. ft.) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 Bastu land (land area 15 Chittacks 12 sq. ft.) and comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding to

R.S. Dag No. 636 Sali land (land area 3 Cottahs 11 Chittacks 11 sq. ft.) be the same a little more or less within Mouza - Jyangra, J.L.No. 16, Re. Su No. 180, Touzi No. 228/229 situated at Jagatpur Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhan Nagar (Salt Lake City), at present A.D.S.R.O. Rajarhat, situated at Jagatpur, Charaktala, Jyangra, which is butted and bounded as follows :

ON THE NORTH : 5' wide passage and others land.

ON THE SOUTH : R.S. Dag No. 631.

ON THE EAST : 16' feet wide Road.

ON THE WEST : Land of Palan Roy

SCHEUDLE "B" ABOVE REFERRED TO
(Owner's Allocation)

OWNERS ALLOCATION : The Land Owners shall be entitled to get 40% (forty percent) of total construction area including the proportionate undivided share of land and all common spaces and areas of the proposed building as follows :-

- a. Entire first floor and
- b. Entire Fourth floor
- c. Remaining area Ground floor Back Side of the building.
- d. Apart from Rs. 17,00,000/- refundable/ security money will be given to the land owners at the time of signing of this development agreement.

Developer allocation

Part II

Shall mean shall mean the remaining balance constructed area (except owners allocation) proportionate share in the land and other common rights over the common areas in the proposed building.

THIRD SCHEUDLE ABOVE REFERRED TO
(SPECIFICATION OF FLATS)


- A. STRUCTURE : R.C.C. famed structure R.C.C. columns and beams.
- B. INSIDE WALLS : flats inside walls will be finished with putty will be done on stairs
- C. OUTSIDE WALL : will be finished completely with suitable point.
- D. FLOORING : All flats will be made tiles floor.
- E. KITCHEN : marble floor/ floor tiles and wall tiles 3feets / slab ; black stone will be provided in kitchen.

- E. STAIR / STAIR CASE : will be made of marble.
- G. DINING ROOM : One basin with tap.
- H. DOORS AND WINDOWS : All doors will be flush / ply doors, window will be aluminium framed windows with integral grill and tinted glass.
- I. ELECTRIC WIRING : concealed with copper wire.
- J. BED ROOMS : two light points, one fan point, and one 5 amp plug point and one A.C Point
- K. KITCHEN : One light point one exhaust fan point, One 15 amp plug point.
- L. TOILET : One light point, One exhaust point and one guiser point.
- M. BALCONY : One light point.
- N. DINING ROOM : two light points, one fan point, One 5 amp plug point.
- O. STAIR CASE : one light point
- P. DOORBELL One point.
- Q. PLUMBING : concealed pipe lion toilets and kitchen, out side rain water lines, one porcelain wash basin at dining in each flat, one steel sink in kitchen P.V.C. cistern.,
- R. GLAZED TILES AND BLACK STONE : 1. Single colour (pink, white, green) plain glazed tiles (8"X6") will be provided (2) in toilet glazed tiles will be provided upto 6' from floor in kitchen glazed tiles will be provided upto 3ft above the kitchen top.
- S. WATER ARRANGEMENT : 24 hours with over head tank with pumping arrangements.
- ii the materials used in construction of the said G+4 storied building shall be of standard quality.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER IN THE PRESENCE OF :-

1. Pradip Biswas
At Room-4 Kestopur Model Park,
15 - Bagmati
KOL-159.

Niraman Roy
Basanti Roy
Suman Roy
by the  Pradip Biswas
Pravabati Biswas
Moumita Mondal
Bula Roy @ Bula Biswas

Signature

Read over & solemnly in Bengali by me. Pradip Biswas.

Pradip Biswas
Jagatpur - KOL-159



Signature of the Land Owners

Debnath Construction
Nitya Chakraborty Debnath
Partner

Signature of the Developer

Drafted by
Krishna Das
Advocate
Lawyer - Judge's Court
L.R. 102/798

MEMO OF CONSIDERATION

RECEIVED with thanks Rs. 17,00,000/- (Rupees Seventeen Lakh) only from the developer as refundable amount as follows:-

Memo

Sl. No.	Date	Bank	Cheque No.	Amount (Rs.)
1	20.01.21	Allahabad	031606	250,000.00
2	30.01.21	" "	031607	250.00
3	14.12.2020	Allahabad Bank	R 945	10,00,000.00
4	16/12/2020		Cash	2,00,000.00
				17,00,000.00

WITNESSES

1. *Deep Biswas*
2. *Parvati Roy*

Niraman Roy
Basanti Roy
Prava bati Biswas
Moumita Mondal
Bula Biswas
Deep Biswas

SIGNATURE OF THE LANDOWNERS

Rendu & Explains
in bank Deep Biswas

SPECIMEN FORM FOR TEN FINGERPRINTS



Bula Roy

Mrs. Bula Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mrs. Lalita

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mrs. Raju

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mrs. Jyoti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

Sunay




	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Sudip Biswas</i>					
<i>Right Hand</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Deva bati Biswas




	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Left Hand</i>					
<i>Right Hand</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Devi Biswas



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Left Hand</i>					
<i>Right Hand</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Monmita Mondal



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Left Hand</i>					
<i>Right Hand</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

भारत सरकार
वित्त विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOVT. OF INDIA

CHITTARANJAN ROY

SATISH CHANDRA ROY

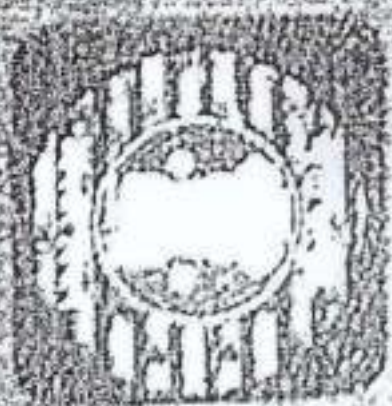
31/12/1945

Permanent Account Number

AFWPPR2857R

Chittaranjan Roy

Signature



INCOME TAX DEPARTMENT
GOVT OF INDIA

GITA RAY

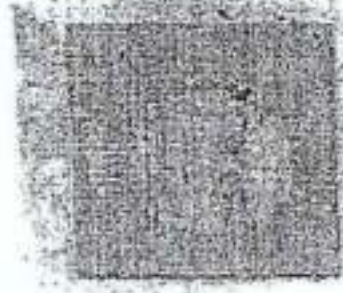
BHAJAHARI MONDAL

16199/1954

Permanent Account Number

DLPP1523H

Signature



/

SPECIMEN FORM FOR TEN FINGERPRINTS



Basanti Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Niranjan Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Nitish Chakrabarti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anil Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

12/11/2019 10:00 AM



Nikma Chand Deb Nath



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BASANTI ROY

DHIRENDRA NATH BISWAS

16/05/1974

Temporary Account Number

DEYPR2020G

Date

Signature



For more information visit our website www.income-tax.gov.in
Income Tax PAN Services Call 31 21 152
Plot 20, Sector 11, CBD, New Delhi
New Number - 400 614

आयकर सेवाओं के लिए अधिक जानकारी के लिए हमारे वेबसाइट पर जाएं
www.income-tax.gov.in
आयकर सेवाओं के लिए कॉल करें 31 21 152
प्लॉट 20, सेक्टर 11, सीडीबी, नई दिल्ली
नया नंबर - 400 614

Basanti Roy.



1784

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIRANJAN RAY
SATISH CHANDRA RAY

12/12/1988

64KPR5643P

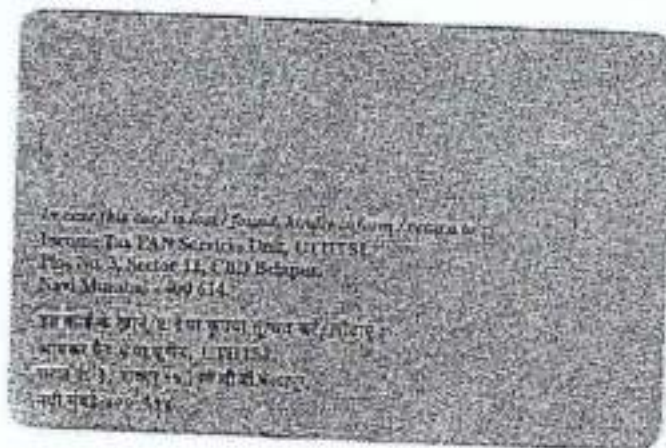


In case this card is lost / damaged, please contact the
Income Tax PAN Services Unit, CIT (IT)
Floor 11, Sector 11, CBD, Connaught Place
New Delhi - 110 021

Niranjan Roy



Baba Roy Ades
Bala Biswas



अनिता रॉय

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KRAVABAT BISWAS
SATISH CHANDRA ROY
01.01.1963
BZMPB4593D



वेबसाइट: www.income-tax.gov.in
1. Income Tax PAN Services
Plot No. 1, Sector 11, CBD, Delhi
Phone: 260 614

Pravabati Biswas

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

भारत सरकार का आयकर विभाग
 Income Tax Department, Government of India
EH8PM5712B

नाम: **मौमिता मोंडल**
 Name: **Moumita Mondal**

पता: **...**
 Address: **...**

जन्म तिथि: **...**
 Date of Birth: **...**



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Moumita Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POTUL MONDAL
SATISH CHANDRA RAY
13051981
Permanent Account Number
AJPM8980A



Potul Mondal
Signature

In case this card is lost / found, please report to the
Income Tax PAN Service Unit, 1115L,
Plot No. 3, Sector 11, CBD Indraprastha,
New Alkhanda - 400 434.
यदि यह कार्ड खोया/पुनर्प्राप्त हुआ, तो कृपया
आयकर विभाग से, 1115L,
प्लॉट नं. 3, सेक्टर 11, इन्द्रप्रस्थ
नई अखंडा - 400 434

पुतल भंडुल



भारत सरकार
GOVERNMENT OF INDIA



अमित कुमार दास
Amit Kumar Das

जन्मदिनांक/ DOB: 24/04/1984

पुल्ल / MALE



4309 8159 8389

राष्ट्र - साधारण मानुषेर अधिकार

Major Information of the Deed

Deed No :	I-1523-00325/2021	Date of Registration	08/01/2021
Query No / Year	1523-2001699584/2020	Office where deed is registered	
Query Date	16/12/2020 9:21:21 AM	1523-2001699584/2020	
Applicant Name, Address & Other Details	Amit Das Barasat, Thana Barasat, District North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. 9874410940, Status: Solicitor firm		
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 : 17,00,000/-]		
Set Forth value	Market Value		
Rs 5/-	Rs. 1,51,92,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article 48(g))	Rs. 17,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District North 24 Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagatpur Charaktala (Jyangra), Mouza: Jyangra, JI No: 16, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	631	RS-532	Bastu	Bastu	3 Katha 19 Sq Ft	1/-	50,84,334/-	Width of Approach Road: 16 Ft.,
2	632	RS-532	Bastu	Bastu	1 Katha 3 Chatak 21 Sq Ft	1/-	20,44,000/-	Width of Approach Road: 16 Ft.,
L3	RS-633	RS-532	Bastu	Bastu	15 Chatak 12 Sq Ft	1/-	16,03,000/-	Width of Approach Road: 16 Ft.,
L4	RS-636	RS-532	Bastu	Bastu	3 Katha 11 Chatak 11 Sq Ft	1/-	62,20,668/-	Width of Approach Road: 16 Ft.,
TOTAL :					14.685Dec	4 /-	149,52,002 /-	
Grand Total :					14.685Dec	4 /-	149,52,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	800 Sq Ft	1/-	2,40,000/-	Structure Type: Structure
G: Floor, Area of floor : 800 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	2,40,000 /-	

Personal Details

Name, Address, Photo, Finger print and Signature

- 1 **Shri Chittaranjan Roy (Presentant)**
Son of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN No.: AFxxxxxx7R, Aadhaar No: 21xxxxxxxx5650, Status :Individual, Executed by: Self, Date of Execution:
16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence
- 2 **Shri Niranjan Ray**
Son of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN No.: ALxxxxxx3P, Aadhaar No: 44xxxxxxxx1688, Status :Individual, Executed by: Self, Date of Execution:
16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence
- 3 **Smt Susama Roy**
Wife of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
India, PAN No.: BExxxxxx1H, Aadhaar No: 95xxxxxxxx7580, Status :Individual, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence
- 4 **Smt Pravabati Biswas**
Daughter of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
India, PAN No.: BZxxxxxx3D, Aadhaar No: 42xxxxxxxx4502, Status :Individual, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence
- 5 **Smt Anita Roy**
Daughter of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
India, PAN No.: AZxxxxxx8C, Aadhaar No: 51xxxxxxxx9353, Status :Individual, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place :-Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence
- 6 **Smt Putul Mondal**
Daughter of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-
Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
India, PAN No.: AXxxxxxx0A, Aadhaar No: 63xxxxxxxx5698, Status :Individual, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 16/12/2020
Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence

Smt Moumita Mondal

Daughter of Late Satish Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: EHxxxxxx2B, Aadhaar No: 46xxxxxxxx1934, Status :Individual, Executed by Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence

8 Smt Bula Roy, (Alias: Smt Bula Biswas)

Daughter of Late Satish Roy Jagatpur, Gouranganagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BVxxxxxx1F, Aadhaar No: 35xxxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence

9 Smt Gita Ray

Wife of Shri Chittaranjan Roy Jagatpur, Gouranga Nagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: Blxxxxxx3H, Aadhaar No: 43xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence

10 Smt Basanti Roy

Wife of Shri Niranjan Roy Jagatpur, Gouranganagar, P.O:- Aswininagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BExxxxxx0G, Aadhaar No: 77xxxxxxxx6235, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2020
 Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEBNATH CONSTRUCTION F-4, JORDABAGAN, HATIARA ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NITYA GOPAL DEBNATH Son of Shri SANTOSH KUMAR DEBNATH EB-1/3, DESHBANDHUNAGAR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx8L, Aadhaar No: 78xxxxxxxx0041 Status : Representative, Representative of : DEBNATH CONSTRUCTION
2	Mr NITYA GOPAL DEBNATH Son of Shri SANTOSH KUMAR DEBNATH EB-1/3, DESHBANDHUNAGAR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx8L, Aadhaar No: 78xxxxxxxx0041 Status : Representative, Representative of : DEBNATH CONSTRUCTION (as ATTORNEY OF Mahua debnath)

Details :

Name	Photo	Finger Print	Signature
Arit Das Son of V D DAS BARASA P O BARASAT, P.S.- Barasat District, North 24-Parganas, West Bengal, India, PIN - 700124			

Identified Of Shri Chittaranjan Roy, Shri Niranjan Ray, Smt Susama Roy, Smt Pravabati Biswas, Smt Anita Roy, Smt Putul Mondal, Smt Moumita Mondal, Smt Bula Roy, Smt Gita Ray, Smt Basanti Roy, Mr NITYA GOPAI DEBNATH, Mr NITYA GOPAI DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.499354 Dec
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-0.499354 Dec
3	Smt Susama Roy	DEBNATH CONSTRUCTION-0.499354 Dec
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.499354 Dec
5	Smt Anita Roy	DEBNATH CONSTRUCTION-0.499354 Dec
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.499354 Dec
7	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.499354 Dec
8	Smt Bula Roy	DEBNATH CONSTRUCTION-0.499354 Dec
9	Smt Gita Ray	DEBNATH CONSTRUCTION-0.499354 Dec
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.499354 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.20075 Dec
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-0.20075 Dec
3	Smt Susama Roy	DEBNATH CONSTRUCTION-0.20075 Dec
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.20075 Dec
5	Smt Anita Roy	DEBNATH CONSTRUCTION-0.20075 Dec
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.20075 Dec
7	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.20075 Dec
8	Smt Bula Roy	DEBNATH CONSTRUCTION-0.20075 Dec
9	Smt Gita Ray	DEBNATH CONSTRUCTION-0.20075 Dec
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.20075 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.157438 Dec
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-0.157438 Dec
3	Smt Susama Roy	DEBNATH CONSTRUCTION-0.157438 Dec
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.157438 Dec
5	Smt Anita Roy	DEBNATH CONSTRUCTION-0.157438 Dec
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.157438 Dec
7	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.157438 Dec
8	Smt Bula Roy	DEBNATH CONSTRUCTION-0.157438 Dec
9	Smt Gita Ray	DEBNATH CONSTRUCTION-0.157438 Dec
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.157438 Dec

Transfer of property for L4

Sl. No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.610958 Dec
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-0.610958 Dec
3	Smt Susama Roy	DEBNATH CONSTRUCTION-0.610958 Dec
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.610958 Dec
5	Smt Anita Roy	DEBNATH CONSTRUCTION-0.610958 Dec
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.610958 Dec
7	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.610958 Dec
8	Smt Bula Roy	DEBNATH CONSTRUCTION-0.610958 Dec
9	Smt Gita Ray	DEBNATH CONSTRUCTION-0.610958 Dec
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.610958 Dec

Transfer of property for S1

Sl. No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
3	Smt Susama Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
5	Smt Anita Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
7	Smt Moumita Mondal	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
8	Smt Bula Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
9	Smt Gita Ray	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft

Transfer of property for L4

Sl. No	From	To. with area (Name-Area)
1	Smt Chittaranjan Roy	DEBNATH CONSTRUCTION-0.610958 Dec
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-0.610958 Dec
3	Smt Susama Roy	DEBNATH CONSTRUCTION-0.610958 Dec
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.610958 Dec
5	Smt Anita Roy	DEBNATH CONSTRUCTION-0.610958 Dec
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.610958 Dec
7	Smt Mounita Mondal	DEBNATH CONSTRUCTION-0.610958 Dec
8	Smt Bula Roy	DEBNATH CONSTRUCTION-0.610958 Dec
9	Smt Gita Ray	DEBNATH CONSTRUCTION-0.610958 Dec
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.610958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
2	Shri Niranjan Ray	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
3	Smt Susama Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
4	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
5	Smt Anita Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
6	Smt Putul Mondal	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
7	Smt Mounita Mondal	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
8	Smt Bula Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
9	Smt Gita Ray	DEBNATH CONSTRUCTION-80.00000000 Sq Ft
10	Smt Basanti Roy	DEBNATH CONSTRUCTION-80.00000000 Sq Ft

Endorsement For Deed Number : I - 152300325 / 2021

On 16-12-2020

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

Presented for registration at 21:00 hrs on 16-12-2020, at the Private residence by Shri Chittaranjan Roy, one of the

Executors

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

5,00,000/-

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

Execution is admitted on 16/12/2020 by 1. Shri Chittaranjan Roy, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 2. Shri Niranjan Ray, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 3. Smt Susama Roy, Wife of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 4. Smt Pravabati Biswas, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 5. Smt Anita Roy, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 6. Smt Putul Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 7. Smt Moumita Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 8. Smt Bula Roy, Alias Smt Bula Biswas, Daughter of Late Satish Roy, Jagatpur, Gouranganagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 9. Smt Gita Ray, Wife of Shri Chittaranjan Roy, Jagatpur, Gouranga Nagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 10. Smt Basanti Roy, Wife of Shri Niranjan Roy, Jagatpur, Gouranganagar, P.O. Aswininagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Indetified by Mr Amit Das, , Son of Mr D DAS, BARASAT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

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

Execution is admitted on 16-12-2020 by Mr NITYA GOPAL DEBNATH,

Indetified by Mr Amit Das, , Son of Mr D DAS, BARASAT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-12-2020 by Mr NITYA GOPAL DEBNATH, ATTORNEY OF Mahua debnath, DEBNATH CONSTRUCTION (Partnership Firm), FF-4, JORDABAGAN, HATIARA ROAD, P.O:- Hatiara, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Mr Amit Das, , Son of Mr D DAS, BARASAT, P.O. BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

2.11.2021

Amount of Fees

Registration Fees payable for this document is Rs 17,021/- (B = Rs 17,000/- , E = Rs 21/-) and
Fees paid by by online = Rs 17,021/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 12/2020 8:26AM with Govt. Ref. No: 192020210169446261 on 16-12-2020, Amount Rs: 17,021/-, Bank
of India (SBIN0000001), Ref. No. IK0AVZWKE8 on 16-12-2020, Head of Account 0030 03-104-001-15

Payment of Stamp Duty

Amount required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online = Rs
35,021/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 16/12/2020 9:28AM with Govt. Ref. No: 192020210169446261 on 16-12-2020, Amount Rs: 35,021/-, Bank
State bank of India (SBIN0000001), Ref. No. IK0AVZWKE8 on 16-12-2020, Head of Account 0030 02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 08-01-2021

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp
1 Stamp Type: Impressed, Serial no 23270, Amount: Rs.5,000/-, Date of Purchase: 15/12/2020, Vendor name: M
GHOS.

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

16-12-2020

Amount of Fees

Registration Fees payable for this document is Rs 17,021/- (B = Rs 17,000/- E = Rs 21/-) and fees paid by by online = Rs 17,021/-
 Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 16-12-2020 9:28AM with Govt. Ref. No: 192020210169446261 on 16-12-2020, Amount Rs: 17,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IKCAVZWKE8 on 16-12-2020, Head of Account 0030 03-104-001-16

Payment of Stamp Duty

Amount required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online = Rs 40,021/-

Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 16-12-2020 9:28AM with Govt. Ref. No: 192020210169446261 on 16-12-2020, Amount Rs: 35,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IKCAVZWKE8 on 16-12-2020, Head of Account 0030 02-103-003-02

[Signature]

Sanjoy Basak
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. RAJARHAT
 North 24-Parganas, West Bengal

On 08-01-2021

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-
 Description of Stamp
 1 Stamp Type: Impressed, Serial no 23270, Amount: Rs.5,000/-, Date of Purchase: 15/12/2020, Vendor name: M GHOSH

[Signature]

Sanjoy Basak
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. RAJARHAT
 North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 27955 to 27998
being No 152300325 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.01.14 14:45:28 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/01/14 02:45:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)