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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AE 685540

Certified that: _____
 registration. The signature, date, and the
 endorsement sheet or sheets attached with
 this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar,
 Rajarhat, New Town, North 24-Pgs

14 MAR 2023

SUPPLIMENTARY

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 24th day of
 February, 2023 (Two Thousand Twenty-Three).

BETWEEN

[1] SRI CHITTARANJAY ROY, [PAN No. AFWPR2857R, Aadhaar No. 2184 6443 5650], son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[2] SRI NIRANJAN ROY, [PAN No. ALKPR5643P, Aadhaar No.4413 4286 0168]**, son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[3] SMT. PRAVABATI BISWAS, [PAN No. BZMPB4593D, Aadhaar No.4230 9373 4502]** daughter of Late Satish Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[4] SMT. ANITA ROY, [PAN No. AZUPR8698C, Aadhaar No.5129 2122 9353]** daughter of Late Satish Roy, by occupation - House hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[5] SMT. PUTUL MONDAL, [PAN No. AIJPM8980A, Aadhaar No.6389 3807 5698]** daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[6] SMT. MOUMITA MONDAL, [PAN No. EHBPM5712B, Aadhaar No.4695 5639 1934]** daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[7] SMT. BULA ROY alias BULA BISWAS, [PAN No. BVGPR9741F, Aadhaar No.3503 1366 0682]** daughter of Late Satish Roy, wife of Sukanta Biswas, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Joypur, P.O. Jyangra, District - South 24-Parganas, Pincode

- 743502, [8] **SMT. GITA RAY**, [PAN No. BILPR1523H, Aadhaar No.4362 5515 9308] wife of Sri Chittaranjan Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 [9] **SMT. BASANTI ROY**, [PAN No. BEYPR2820G, Aadhaar No. 7766 3382 6235] wife of Sri Niranjan Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 hereinafter collectively referred to and called as the **LANDOWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

M/S DEBNATH CONSTRUCTION (PAN No. AAPFD3905J), a partnership firm having its office at - FF-4, Jorda Bagan, Hatiara Road, P.S- Baguiati, P.O- Hatiara, Kolkata - 700059, District North 24 Parganas the firm being represented by its partners namely (1) **SRI NITYA GOPAL DEBNATH** (PAN No- AGCPD7148L, Aadhaar No-7860 1798 0041), son of Late Santosh Kumar Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhuhagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas and (2) **SMT. MAHUA DEBNATH** (PAN No- AHTPDO430D, Aadhaar No- 2835 3153 6245), wife of Sri Nitya Gopal Debnath, by faith--Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas. The partner namely Smt. Mahua Debnath, represented by her constituted attorney Sri Nitya Gopal Debnath son of Late 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 referred to and called as the **DEVELOPERS** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representative's successors in office and assigns] of the **OTHER PART;**

AND WHEREAS Sri Satish Chandra Roy erstwhile landowner owned a plot of land measuring an area 2 Cottahs 15 Chittacks 27 sq.ft. be the same 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 chittacks 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 0 Cottah 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 1 Cottah 10 chittacks 28 sq.ft) and other landed property lying and situated at Mouza - Jyangra, J.L. No. 16, Re.-Sa. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District 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 Chittaranjan Roy, Niranjan Roy one wife namely Susoma Roy and five daughters namely Provabati Biswas, Anita Roy, Putul Mondal, Moumita Mondal and Bula Biswas as his legal heirs, successors and representatives.

AND WHEREAS by way of inheritance said Chittaranjan Roy, Nirranjan Roy, Susoma Roy now deceased, Provabati Biswas, Anita Roy, Putul Mondal, Moumita Mondal and Bula Biswas became the owners of undivided share each in respect of the property of said Satish Roy.

AND WHEREAS Sri Chittaranjan Roy and Sri Nirranjan Roy the landowners no. 1 & 2 herein purchased a plot of land measuring an area 4 Cottahs 3 Chittacks 3 sq.ft. be the same 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 chittacks 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 0 Cottah 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 1 Cottah 10 chittacks 28 sq.ft) and other landed property lying and situated at Mouza – Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, P.S. Baguiati (formerly Rajarhat), District North 24 Parganas within the 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. I, Volume No. 125, Pages from 128 to 135 for the year 1972.

AND WHEREAS Sri Chittaranjan Roy and Sri Nirranjan Roy the landowners no. 1 & 2 herein purchased a another plot of land measuring an area 1 Cottahs 6 Chittacks 7 sq.ft. be the same 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 chittacks 6 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 0 Cottah

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, lispendents, 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 plan.

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 inter alia including construction of G+4 storied building upon the same (morefully 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 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 the land owners and the other partners jointly executed a registered Development Agreement dated 16.12.2020 registered before the office of A.D.S.R. New Town Rajarhat, North 24 Parganas, recorded in Book No. I, Volume No. 1523/2021, pages from 27955 to 27998, Being No. 152300325 for the year 2021 which is

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clearly mentioned all the terms and condition. **AND** the said land owners jointly executed a Development Power of Attorney after execution of Development Agreement on 28.01.2021, recorded in Book No. I, Volume No.1523-2021, Pages from 69329 to 69367, Being No.01353/2021,in favour of M/S. DEBNATH CONSTRUCTION a partnership firm represented by its partners namely **SRI NITYA GOPAL DEBNATH** (PAN No- **AGCPD7148L**, Aadhaar No-**7860 1798 0041**), son of Late Santosh Kumar Debnath, by faith- Hindu, by occupation- Business,byNationality-Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas and **SMT. MAHUA DEBNATH** (PAN No- **AHTPD0430D**, Aadhaar No- **2835 3153 6245**), wife of Sri Nitya Gopal Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian,residingat EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas to do all Act, Deeds, things and matters.

AND WHEREAS said Susama Roy died intestate on 20.12.2021 , leaving behind her the land owners n^o. 1 to 7 of this document as her sons and daughters respectively and they became joint owner in respect of share of deceased Susama Roy of the said property.

AND WHEREAS the land owners jointly agreed to execute Supplementary Development of Agreement with the Developer company namely M/S. DEBNATH CONSTRUCTION following the terms and condition of the earlier registered Development Agreement, Being deed No. I-00325 for the year 2021.

AND WHEREAS the owners and the developers company to avoid any litigation in future both the parties of this agreement entered into an Agreement for Development on the following terms and condition, as per the terms and conditions of the said earlier registered Development

Agreement, vide no. I-00 325 for the year 2021.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1 (i) PREMISES shall mean land measuring about 8 (eight) Cottahs 3 (three) Chittacks 11 (eleven) sq.ft. along with 800 sq.ft. kancha one storied residential structure be the same 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 Sali land (land area 3 Cottah 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) 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 Cottah 11 chittacks 11 sq.ft) be the same a little more or less within Mouza – Jyangra, J.L. No. 16, Re. Sa. No. 180, Touzi No. 228/229 situated at Jagatpur, Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhannagar 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) TAKEABLE 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 land 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.

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.

(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 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 any 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 "DEVELOPER'S 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 hand over 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 appoint to approval of the owners and the developer shall obtain sanction of such revised plan 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 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 /s 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 said building for which purpose the owners do hereby agree to execute such power of Attorney or other authorization in favour of 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 on 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, impartiable, only for their allocated portion.

15. That the owners will execute a Development Power of Attorney in favour of the Developer authorizing him to entire into agreement for sell of the flats, office spaces, shops, garages with undivided, un-demarcated, impartiable, 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 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 within the said period then the owners shall return the security deposit mentioned above to the Developer.

20. 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.

21. The developer shall complete and construct the building as well as the flats, office spaces, shops, garages etc as per the specification mentioned in THIRD SCHEDULE written hereunder and permitted in the sanctioned plan.

22. 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 hand over 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 condition in the enforcement of this 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.

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

ARTICLE - I 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 DEVELOPERS 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 land underneath the building more fully mentioned in the Part - II of the Second Schedule Property 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

provision, maintenance and/or management of the building.

1.6 WORDS - words 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 or parcel of Bastu land measuring about 8 (eight) Cottahs 14 (fourteen) Chittacks 18 (eighteen) sq.ft. along with 800 sq.ft. kancha one storied residential structure be the same 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 Sali land (land area 3 Cottah 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) 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 Cottah 11 chittacks 11 sq.ft) be the same a little more or less within Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 180, Touzi No. 228/229 situated at Jagatpur, Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within the local limits of Rajarhat Gopalpur Municipality within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhannagar (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 ft' wide passage and other land.

provision, maintenance and/or management of the building.

1.6 WORDS - words importing singular shall include plural and vice versa.

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THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu land measuring about 8 (eight) Cottahs 14 (fourteen) Chittacks 18 (eighteen) sq.ft. along with 800 sq.ft. kancha one storied residential structure be the same 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 Sali land (land area 3 Cottah 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.) 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 Cottah 11 chittacks 11 sq.ft.) be the same a little more or less within Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 180, Touzi No. 228/229 situated at Jagatpur, Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within the local limits of Rajarhat Gopalpur Municipality within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhannagar (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 ft' wide passage and other land.

ON THE SOUTH : R.S. Dag No. 631.
ON THE EAST : 16ft' wide Road.
ON THE WEST : Land of Palan Roy.

THE SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

OWNER'S ALLOCATION : the Land Owners shall be entitled to get 40% of total construction area including the proportionate undivided share of land and all common spaces and area 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'S ALLOCATION

Part II

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.

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF FLATS)

STRUCTURE	:	R.C.C framed structure R.C.C. columns and beams.
INSIDE WALL	:	Flats inside walls will be finished with putty will be done on stairs;
OUTSIDE WALL	:	Will be finished completely with suitable point;
FLOORING	:	All flats will be made tiles floor

KITCHEN	:	Marble floor/floor tiles and wall tiles 3 feet/slab : black stone will be provided in kitchen.
STAIR / STAIR CASE	:	Will be made of marble;
DINING ROOM	:	One basin with tap;
DOORS AND WINDOWS	:	All doors will be flush/ply doors, window will be aluminum framed windows with integral grill and tinted glass;
ELECTRIC WIRING	:	Concealed with copper wire.
BED ROOMS	:	Two light points, one fan point and one 5 amp plug point and one A.C. point;
KITCHEN	:	One light point, one exhaust fan point, one 15 amp plug point;
TOILET	:	One light point, one exhaust fan point and one guiser point;
BALCONY	:	One light point;
DINING ROOM	:	Two lights points, one fan point, one 5 amp plug point;
STAIR CASE	:	One light point;
DOORBELL	:	One point;
PLUMBING	:	Concealed pipe line 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;
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.
WATER ARRANGEMENT	:	24 hours with over head tank with pumping arrangements.

11 the materials used in construction of the said G+4 storied building shall be of standard quality.

IN WITNESS WHEREOF both the parties hereto have hereunto set and subscribed their respective hands and seals on this the day, month and year first above written.

**SIGN, SEALED AND DELIVER
IN THE PRESENCE OF
WITNESSETHS :**

1. Palash Banerjee
G/O - Sadananda Banerjee
Vill Rampur, P.O. - Azuor
P.S. Shalok, Dist. Faridkot
Pin - 151321

2. Babur Ali Mia
36-37, Begonia
Col-57

Chittaranjan Roy
Nandanar Roy

Gita Roy
Praveen Bhowmik

Pratul Mondal

Pratul Mondal

Moumita Mondal

Bula Das Bula Das was

Basanti Roy

Signature of the Landowners

Debnath Construction
Nitya Das Deb Nath
Partner

Debnath Construction
Mahua Deb Nath
Partner

Signature of the Developer

Drafted and prepared
In my office :-

Babur Ali Mia
(Babur Ali Mia) WA/S27/2003
Advocate
High Court, Calcutta.

RECEIPT

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

By Cheque, vide no. 031606, Dated 20.01.2021	Rs. 2,50,000/-
Issued on Alahabad Bank.	
By Cheque, vide no. 031607, Dated 30.01.2021	Rs. 2,50,000/-
Issued on Alahabad Bank.	
Through RTGS-UCBA0001986, Dated 12.12.2020	Rs. 10,00,000/-
Issued on Alahabad Bank.	
By Cash	Dated - 16.12.20
	Rs. 2,00,000/-

In total

Rs. 17,00,000/-

(Rupees Seventeen Lakhs) only.

Witnesses -

1. Palash Banerjee

2. Babushmia

Chittaranjan Roy
Niranjan Roy

Gita Roy
Pravati Biswas

Putul Mondal

Moumita Mondal

Bula Roy (Bula Biswas)

Basanti Roy

Signature of the Land Owners

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

(1) Name CHITARA KANJAN ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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

Chitarajay Roy

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name NIRANJAN ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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

Niranjana Roy

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name GITA ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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








Gita Roy

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : PROVABATI BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

Pravabati Biswas

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : ANANTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

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

অনন্তারায়

Signature of the Presentant

(3) Name : PUTUL MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Putul Mondal

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name: MOUMITA MONDAL

Status: Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Moumita Mondal

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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

Moumita Mondal

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name: BULA ROY ALIAS BULA BISWAS

Status: Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Bula Roy Alias Bula Biswas

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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

Bula Roy (Biswas)

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

Name: BASANTI ROY

Status: Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Basanti Roy

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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













Basanti Roy

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : NITYA GOPAL DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					













Nitya Gopal Debnath

ডান হাত

Nitya Gopal Debnath
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : MAHUA DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Mahua Debnath

ডান হাত

Mahua Debnath
Signature of the Presentant

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

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PALASH BANERJEE

SADANANDA BANERJEE

28/07/1989

Permanent Account Number
BNWPB4224R

Palash Banerjee

Signature



23112012

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



192022230330077688

GRN Details

GRN:	192022230330077688	Payment Mode:	SBI Epay
GRN Date:	13/03/2023 15:50:52	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3203509455237	BRN Date:	13/03/2023 15:51:23
Gateway Ref ID:	4524727139	Method:	Indian Bank NB
GRIPS Payment ID:	130320232033007767	Payment Init. Date:	13/03/2023 15:50:52
Payment Status:	Successful	Payment Ref. No:	2000656899/2/2023 <small>[Query No/*Query Year]</small>

Depositor Details

Depositor's Name:	Mr NEW DEBNATH CYCLE
Address:	KG - 10, Aswininagar, Kolkata - 159
Mobile:	9836001165
Period From (dd/mm/yyyy):	13/03/2023
Period To (dd/mm/yyyy):	13/03/2023
Payment Ref ID:	2000656899/2/2023
Dept Ref ID/DRN:	2000656899/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000656899/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	24921
2	2000656899/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	17021
			Total	41942

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-03895/2023	Date of Registration	14/03/2023
Query No / Year	1523-2000656899/2023	Office where deed is registered	
Query Date	13/03/2023 2:03:39 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Babur Ali Mia Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836341579, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 17,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,36,72,802/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,021/- (Article:48(g))	Rs. 17,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagatpur Charaktala (Jyangra), Mouza: Jyangra, JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-631	RS-532	Bastu	Bastu	3 Katha 19 Sq Ft	1/-	45,75,901/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L2	RS-632	RS-532	Bastu	Bastu	1 Katha 3 Chatak 21 Sq Ft	1/-	18,39,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L3	RS-633	RS-532	Bastu	Bastu	15 Chatak 12 Sq Ft	1/-	14,42,700/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L4	RS-636	RS-532	Bastu	Bastu	3 Katha 11 Chatak 11 Sq Ft	1/-	55,98,601/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
TOTAL :					14.685Dec	4 /-	134,56,802 /-	
Grand Total :					14.685Dec	4 /-	134,56,802 /-	

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



192022230330077688

GRN Details

GRN:	192022230330077688	Payment Mode:	SBI Epay
GRN Date:	13/03/2023 15:50:52	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3203509455237	BRN Date:	13/03/2023 15:51:23
Gateway Ref ID:	4524727139	Method:	Indian Bank NB
GRIPS Payment ID:	130320232033007767	Payment Init. Date:	13/03/2023 15:50:52
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Period To (dd/mm/yyyy):	13/03/2023
Payment Ref ID:	2000656899/2/2023
Dept Ref ID/DRN:	2000656899/2/2023

Payment Details







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2	2000656899/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	17021
			Total	41942

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

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/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1/-	2,16,000/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Chittaranjan Roy (Presentant) Son of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7R, Aadhaar No: 21xxxxxxxx5650, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				
2	Shri Niranjan Roy Son of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3P, Aadhaar No: 44xxxxxxxx0168, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Pravabati Biswas Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI	14/03/2023	14/03/2023

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 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: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
4 Smt Anita Roy Daughter of Late SATISH ROY Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI	14/03/2023	14/03/2023

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 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: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
5 Smt Putul Mondal Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI	14/03/2023	14/03/2023

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx0A, Aadhaar No: 63xxxxxxxx5698, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
6 Smt Moumita Mondal Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI	14/03/2023	14/03/2023

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EHxxxxxx2B, Aadhaar No: 46xxxxxxx1934, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

7	Name	Photo	Finger Print	Signature
<p>Smt Bula Roy Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office</p>	 14/03/2023	 LTI 14/03/2023	 14/03/2023	

Joypur, City:- , P.O:- Joypur, P.S:-Mathurapur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx1F, Aadhaar No: 35xxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
<p>Smt Gita Ray Wife of Shri Chittaranjan Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office</p>	 14/03/2023	 LTI 14/03/2023	 14/03/2023	

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIxxxxxx3H, Aadhaar No: 43xxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office







9	Name	Photo	Finger Print	Signature
<p>Smt Basanti Roy Wife of Shri Niranjan Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office</p>	 14/03/2023	 LTI 14/03/2023	 14/03/2023	

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx0G, Aadhaar No: 77xxxxxxx6235, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEBNATH CONSTRUCTION FF-4, Jorda Bagan, Hatiara Road, City:-, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  14/03/2023 </td> </tr> </tbody> </table> <p>EB-1/3, Deshbandhunagar, City:-, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6L, Aadhaar No: 78xxxxxxxx0041 Status : Representative, Representative of : DEBNATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			 14/03/2023
Name	Photo	Finger Print	Signature						
Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			 14/03/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  14/03/2023 </td> </tr> </tbody> </table> <p>EB-1/3, Deshbandhunagar, City:-, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0D, Aadhaar No: 28xxxxxxxx6245 Status : Representative, Representative of : DEBNATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			 14/03/2023
Name	Photo	Finger Print	Signature						
Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			 14/03/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Palash Banerjee Son of Mr. Sadananda Banerjee Rampur, City:-, P.O:- Aruar, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India. PIN:- 713121			 14/03/2023
Identifier Of Shri Chittaranjan Roy, Shri Niranjan Roy, Smt Pravabati Biswas, Smt Anita Roy, Smt Putul Mondal, Smt Moumita Mondal, Smt Bula Roy, Smt Gita Ray, Smt Basanti Roy, Shri Nitya Gopal Debnath, Smt Mahua Debnath			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.554838 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.554838 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.554838 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.554838 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.554838 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.554838 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.554838 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.554838 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.554838 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.223056 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.223056 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.223056 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.223056 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.223056 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.223056 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.223056 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.223056 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.223056 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.174931 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.174931 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.174931 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.174931 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.174931 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.174931 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.174931 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.174931 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.174931 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.678843 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.678843 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.678843 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.678843 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.678843 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.678843 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.678843 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.678843 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.678843 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
4	Smt Anita Roy	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
7	Smt Bula Roy	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
8	Smt Gita Ray	DEBNATH CONSTRUCTION-88 88888900 Sq Ft
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-88 88888900 Sq Ft

Endorsement For Deed Number : I - 152303895 / 2023

On 14-03-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 16:25 hrs on 14-03-2023, at the Office of the A.D.S.R. RAJARHAT by Shri Chittaranjan Roy, one of the Executants.

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 1,36,72,802/-

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

Execution is admitted on 14/03/2023 by 1. Shri Chittaranjan Roy, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Shri Niranjan Roy, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Smt Pravabati Biswas, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 4. Smt Anita Roy, Daughter of Late SATISH ROY, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Smt Putul Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 6. Smt Mourmita Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 7. Smt Bula Roy, Daughter of Late Satish Roy, Joypur, P.O: Joypur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 8. Smt Gita Ray, Wife of Shri Chittaranjan Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. Smt Basanti Roy, Wife of Shri Niranjan Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Identified by Shri Palash Banerjee, , Son of Mr Sadananda Banerjee, Rampur, P.O: Aruar, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2023 by Shri Nitya Gopal Debnath, Partner, DEBNATH CONSTRUCTION (Partnership Firm), FF-4, Jorda Bagan, Hatiara Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Shri Palash Banerjee, , Son of Mr Sadananda Banerjee, Rampur, P.O: Aruar, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

Execution is admitted on 14-03-2023 by Smt Mahua Debnath, Partner, DEBNATH CONSTRUCTION (Partnership Firm), FF-4, Jorda Bagan, Hatiara Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Shri Palash Banerjee, , Son of Mr Sadananda Banerjee, Rampur, P.O: Aruar, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,021.00/- (B = Rs 17,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 17,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 3:51PM with Govt. Ref. No: 192022230330077588 on 13-03-2023, Amount Rs: 17,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 3203509455237 on 13-03-2023, Head of Account 0030-03-104-001-16

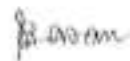
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 24,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7056, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 3:51PM with Govt. Ref. No: 192022230330077688 on 13-03-2023, Amount Rs: 24,921/-, Bank: SBI EPay (SBIPay), Ref. No. 3203509455237 on 13-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 137917 to 137954

being No 152303895 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.03.23 16:17:34 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/03/23 04:17:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)