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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 3/980794/21 AE 386650

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[Handwritten Signature]

Additional District Court-Registrar
Rajshahi, New Town, North 24-Pgs.

29 JUL 2021

DEVELOPMENT AGREEMENT

1. Date : 29/07/2021
2. Place : Kolkata
3. Parties :
- 3.1 SANHITA BISWAS [PAN NO. BEXPB4610R]

229522

No.

Name:
 Address:
 No.
 Kolkatta-1
 Kolkata-1
 Date:

Pinaki Chattopadhyay
Advocate
Barasat Judges' Court
Reg. No: WB/501/94

Pinaki Chattopadhyay
 Advocate
 Barasat Judges' Court
 Reg. No: WB/501/94

30 MAR 2021



Additional District Magistrate
 Barasat, New Town, North 24. P.S.

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[AADHAAR NO. 616829574399] & [MOBILE NO. 7980360735], wife of Pradip Das, by faith - Hindu, by occupation - Tution, by nationality - Indian, residing at LB-5/1, Purbasha, P.O. Aswini Nagar, P.S. Baguiati, Kolkata - 700159, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "LANDOWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns and nominee or nominees) of the ONE PART.

AND

3.2 AD CONSTRUCTION [PAN NO. ABGFA0140G], a Partnership Firm, having its office address at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) AVIJIT BOSE [PAN NO. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322], son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyanga, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) DEBASISH DATTA [PAN NO. ADTPD5789R], [AADHAAR NO. 795665917826] & [MOBILE NO. 9433112399], son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Maniktala, Kolkata - 700067, District - Kolkata, West Bengal.

Hereinafter called and referred to as "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the OTHER PART.

Landowner and the Developer collectively Parties and individually Party.



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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**4. Subject Matter of Development :****4.1 Development Project & Appurtenances :****4.1.1 Project Property : ALL THAT piece and parcel of land measuring :**

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Land Area</u>	<u>Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Square Feet]</u>	<u>K : CH : SFT.</u>
3091	9374	Sali	022	00 - 00 - 22
3091	9380	Sali	246	00 - 05 - 21
3092	9374	Sali	098	00 - 02 - 08
3092	9380	Sali	010	00 - 00 - 10
			<u>376</u>	<u>00 - 08 - 16</u>

In total plot of Sali land measuring 0 (Zero) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq.ft. more or less equivalent to land measuring 376 (Three Hundred Seventy Six) Square Feet more or less together with one Tali Shed measuring 100 sq.ft. more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian Nos. 9374 & 9380 (in the name of Sujit Biswas), lying and situate at Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. New Town (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, [Ratikrishna Pally, P.O. Gouranganagar, Pin - 700162], in the District North 24 Parganas, in the State of West Bengal, morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Landowner has made the following representations and given the following warranties to the Developer regarding title.



REGISTRAR OF COMPANIES
Delhi, New Town, North 24-Pgs.

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5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SANHITA BISWAS, LANDOWNER HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :**

5.1.1.1 **Absolute Recorded Ownership of Kalipada Majhi :** One Kalipada Majhi was the absolute recorded owner of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Recorded Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
3091	514	Sali	30	0.565
3092	514	Sali	14	0.085
				0.650

In total plot of land measuring 0.65 (Zero point Six Five) Decimal more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian No. 514 (in the name of Kalipada Majhi), in Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.1.2 **Demise of Kalipada Majhi :** While in absolute possession and absolute ownership over the aforesaid property, the said Kalipada Majhi died intestate, leaving behind his wife namely Mangala Majhi, only son namely Bablu Majhi and three daughters namely (1) Maharani Mondal (Majhi), (2) Chhaya Mondal (Majhi) & (3) Maya Pramanick (Majhi), as his heirs and successors in interest in respect of the aforesaid property left by the said Kalipada Majhi, since deceased,

5.1.1.3 **Registered General Power of Attorney Executed by the said (1) Maharani Mondal (Majhi), (2) Chhaya Mondal (Majhi) & (3) Maya Pramanick (Majhi) in favour of Manmatha Majhi :** The successors of the said Kalipada Majhi, since deceased, namely (1) Maharani Mondal (Majhi), (2) Chhaya Mondal (Majhi) & (3) Maya Pramanick (Majhi), jointly executed a Registered General Power of Attorney, wherein, the said owners duly appointed one Manmatha Majhi as their constituted attorney, with power to sell, transferred and conveyed their property and/or any part of it. The said General Power of Attorney was registered on 20.12.2007, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1V, CD Volume No. 1, Pages 7633 to 7642, being Deed No. 00965 for the year 2007.



অতিরিক্ত জি.ডি.সি. সাব-রেজিস্ট্রার
রাজারহাট, নতুন টাউন, উত্তর ২৪-পাগলা

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5.1.1.4 **Jointly Sale by the said (1) Maharani Mondal (Majhi), (2) Chhaya Mondal (Majhi) & (3) Maya Pramanick (Majhi) to Sujit Biswas :** The said Manmatha Majhi as constituted attorney of the said owners, (1) Maharani Mondal (Majhi), (2) Chhaya Mondal (Majhi) & (3) Maya Pramanick (Majhi), sold, transferred and conveyed the aforesaid plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
3091	514	Sali	30	0.565
3092	514	Sali	14	0.085
				<u>0.650</u>

In total plot of land measuring 0.65 (Zero point Six Five) Decimal more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian No. 514 (in the name of Kalipada Majhi), in Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Sujit Biswas, son of Madhusudan Biswas, by the strength of a Registered Deed of Conveyance, registered on 11.10.2018, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. 1, Volume No. 1523-2018, Pages 396162 to 396185, being Deed No. 152311821 for the year 2018.

5.1.1.5 **Again Purchase by the said Sujit Biswas from Nirapada Majhi :** The said Sujit Biswas, again purchased a plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Purchased Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
3091	1050	Sali	30	0.51
3092	1050	Sali	14	0.23
				<u>0.74</u>

In total plot of land measuring 0.74 (Zero Point Seven Four) Decimals more or less, comprised in R.S./L/R. Dag Nos. 3091 & 3092, under L.R. Khatian No. 1050 (in the name of Nirapada Majhi), in Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from one Nirapada Majhi, by the strength of a Registered Deed of Conveyance, registered on 08.05.2018, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. 1, Volume No. 1523-2018, Pages 185259 to 185277, being Deed No. 152305300 for the year 2018.



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- 5.1.1.6 **Absolute Total Ownership of Sujit Biswas under (1) Deed No. 152311821 for the year 2018 & (2) Deed No. 152305300 for the year 2018 :** Thus on the basis of the aforementioned two Registered Deeds of Conveyance, bearing (1) Deed No. 152311821 for the year 2018 & (2) Deed No. 152305300 for the year 2018, the said Sujit Biswas, became the absolute owner of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Absolute Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
3091	514 & 1050	Sali	30	1.075
3092	514 & 1050	Sali	14	0.315
				<u>1.390</u>

In total plot of land measuring 1.39 (One Point Three Nine) Decimals more or less, comprised in R.S./L/R. Dag Nos. 3091 & 3092, under L.R. Khatian Nos: 514 (in the name of Kalipada Majhi) & 1050 (in the name of Nirapada Majhi), in Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 5.1.1.7 **L.R. Records :** After having absolute possession and absolute ownership over the aforesaid property, the said Sujit Biswas duly recorded his name in the record of the L.R. Settlement in **L.R. Khatian Nos. 9374 & 9380** respectively.
- 5.1.1.8 **Registered General Power of Attorney Executed by the said Sujit Biswas in favour of Kalipada Mondal :** The said Sujit Biswas executed a Registered General Power of Attorney, wherein, the said Sujit Biswas duly appointed one Kalipada Mondal as his constituted attorney, with power to sale, transfer and convey his aforesaid plot of land and/or any part of it. The said General Power of Attorney was registered on 14.01.2020, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. IV, Volume No. 1523-2020, Pages 730 to 748, being Deed No. 152300021 for the year 2020.
- 5.1.1.9 **Sale by the said Sujit Biswas to the present owner, Sanhita Biswas :** The said Sujit Biswas through his aforesaid constituted attorney, Kalipada Mondal, sold, transferred and conveyed a plot of land measuring :



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<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Sold Property</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Square Feet]</u>	<u>K : CH : SFT.</u>
3091	9374 & 9380	Sali	268	00 - 05 - 43
3092	9374 & 9380	Sali	<u>108</u>	<u>00 : 02 : 18</u>
			<u>376</u>	<u>00 : 08 : 16</u>

In total plot of land measuring 0 (Zero) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq.ft. more or less equivalent to land measuring 376 (Three Hundred Seventy Six) Square Feet more or less together with one Tali Shed measuring 100 sq.ft. more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian Nos. 9374 & 9380 (in the name of Sujit Biswas), in Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. New Town (formerly Rajarhat), within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, to the present owner, Sanhita Biswas, by the strength of a Registered Deed of Conveyance, registered on 07.02.2020, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. 1, Volume No. 1523-2020, Pages 65062 to 65095, being Deed No. 152301252 for the year 2020.

- 5.1.1.10 **Absolute Ownership of Sanhita Biswas under Deed No. 152301252 for the year 2020** : Thus on the basis of the aforesaid Registered Deed of Conveyance, bearing Deed No. 152301252 for the year 2020, the said Sanhita Biswas, Landowner herein, became the absolute owner of :

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Absolute Ownership</u>	<u>Absolute Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Square Feet]</u>	<u>K : CH : SFT.</u>
3091	9374 & 9380	Sali	268	00 - 05 - 43
3092	9374 & 9380	Sali	<u>108</u>	<u>00 : 02 : 18</u>
			<u>376</u>	<u>00 : 08 : 16</u>

In total plot of land measuring 0 (Zero) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq.ft. more or less equivalent to land measuring 376 (Three Hundred Seventy Six) Square Feet more or less together with one Tali Shed measuring 100 sq.ft. more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian Nos. 9374 & 9380 (in the name of Sujit Biswas), lying and situate at Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. New Town



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(formerly Rajarhat), within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, [Ramkrishna Pally, P.O. Gouranganagar, Pin - 700162], in the District North 24 Parganas, and which is morefully described in the First Schedule hereinafter written.

6. **DESIRE OF DEVELOPMENT OF THE LAND & ACCEPTANCE AND POWER OF ATTORNEY :**

6.1 **Desire of Development :** The said Sanhita Biswas, Landowner herein expresses her desire to develop the aforesaid plot of land measuring **0 (Zero) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq.ft. be the same a little more or less**, morefully described in the First Schedule hereunder written, by constructing a high rise building/s thereon, and the present Developer have accepted the said proposal and the present Landowner has decided to enter into the present Development Agreement with the Developer herein for the said demarcated plot of land mentioned above and explicitly described in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the Landowner herein agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowner herein has appointed and nominated the developer herein, as her Constituted Attorney, to act on behalf of the Landowner.

7. **DEFINITION :**

7.1 **Building :** Shall mean high rise building/s to be constructed on the schedule property.

7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other amenities and facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

7.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.

7.1.3 **Landowner's Allocation :** Shall mean the consideration against the project by the Landowner, which is morefully described in Second Schedule hereunder written.



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- 7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed high rise building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean such plan or revised sanctioned plan for the construction of the high rise building, which will be sanctioned by the competent authority for construction of the building including its modification and amenities and alterations.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus service area.

8. LANDOWNER'S RIGHT & REPRESENTATION :

- 8.1 **Indemnification regarding Possession & Delivery** : The Landowner is now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.



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8.1.1 **Free From Encumbrance** : The Landowner also indemnifies that the schedule property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

9. **DEVELOPER'S RIGHTS** :

9.1 **Authority of Developer** : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

9.1.1 **Right of Construction** : The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.

9.1.2 **Construction Cost** : The Developer shall carry total construction work of the present multi building at their own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation.

9.1.3 **Sale Proceeds of Developer's Allocation** : The Developer will take the sale proceeds of Developer's Allocation exclusively.

9.1.4 **Booking & Agreement for Sale** : Booking from intending purchaser for Developer's Allocation as per terms of Development agreement the said possssion/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own name but without creating any liability on the Landowner.

9.1.5 **Selling Rate** : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

9.1.6 **Profit & Loss** : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.



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9.1.7 **Possession to the Landowner :** On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.

9.1.8 **Possession to the intending purchaser :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowner.

9.1.9 **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holders of the Landowner in respect of Developer's Allocation.

10. CONSIDERATION :

10.1 **Permission against Consideration :** The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.

11. DEALING OF SPACE IN THE BUILDING :

11.1 **Exclusive Power of Dealings of Landowner :** The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

11.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. NEW BUILDING :

12.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.



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- 12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/units therein on ownership basis and as mutually agreed upon.
- 12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 12.1.3 **Panchayet Taxes & Other Taxes of the Property :** The Landowner shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will bear the same from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowner and the Developer the Panchayet taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or her nominee/nominees respectively.
- 12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.
13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**
- 13.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S of the Panchayet being provided to that effect.
- 13.1.1 **Payment of Panchayet Taxes :** Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Panchayet and property taxes duties and other public



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outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only.

- 13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14. **COMMON RESTRICTION :**

- 14.1 **Restriction of Landowner and Developer in common :** The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.



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- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.8 The Landowner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. **LANDOWNER'S OBLIGATION :**

15.1 **No Interference :**

The Landowner hereby agrees and covenants with the Developer :

- i) not to cause any interference or hindrance in the construction of the building by the Developer.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

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- ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16. **DEVELOPER'S OBLIGATIONS :**

16.1 **Time Schedule of Handing Over Landowner's Allocation :** The Developer hereby agrees and covenants with the Landowner to handover Landowner's Allocation (morefully described in the Second Schedule hereunder written) within 60 (Sixty) months from the date of sanctioning the building plan from the concerned authority. The Landowner also permits the Developer a grace period of 6 (Six) months more to handover the Landowner's Allocation

16.1.1 **Penalty :** If the Landowner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.1,000/- (Rupees One Thousand only) per month to the Landowner as demurrage.

16.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowner :

- i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- ii) not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

17. **LANDOWNER'S INDEMNITY :**

17.1 **Indemnity :** The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.



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18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes to keep the Landowner :

- i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19. **MISCELLANEOUS :**

19.1 **Contract Not Partnership :** The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

19.1.2 **Not Responsible :** The Landowner shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.



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- 19.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 19.1.3 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 19.1.4 **Name of the Building** : The name of the building shall be given by the developer in due course.
- 19.1.5 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting her estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of her estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 19.1.6 **Documentation** : The Landowner delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection.
- 19.1.7 **Electrical Transformar** : The Electrical Transformar will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformar will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformar in the project within the stated period of handing over the possession and under no circumstances, the Landowner and purchaser/s of the building will blame and will take any steps on this point to the developer.



National District Sub-Registrar
Rajahmundry, New Town, North 24-003.

29 JUL 2021

20. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

21. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner.

Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



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Rajahmundry, New Town, North 24.08.

29 JUL 2021

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Land Area</u>	<u>Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Square Feet]</u>	<u>K : CH : SFT.</u>
3091	9374	Sali	022	00 - 00 - 22
3091	9380	Sali	246	00 - 05 - 21
3092	9374	Sali	098	00 - 02 - 08
3092	9380	Sali	<u>010</u>	<u>00 : 00 : 10</u>
			<u>376</u>	<u>00 : 08 : 16</u>

In total plot of Sali land measuring 0 (Zero) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq.ft. more or less equivalent to land measuring 376 (Three Hundred Seventy Six) Square Feet more or less together with one Tali Shed measuring 100 sq.ft. more or less, comprised in R.S./L.R. Dag Nos. 3091 & 3092, under L.R. Khatian Nos. 9374 & 9380 (in the name of Sujit Biswas), lying and situate at Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 178, Pargana - Kalikata, P.S. New Town (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, [Ramkrishna Pally, P.O. Gouranganagar, Pin - 700162], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

ON THE NORTH	:	12 ft. Wide Common Passage.
ON THE SOUTH	:	Land of Sujit Biswas.
ON THE EAST	:	Part of R.S./L.R. Dag No. 3091.
ON THE WEST	:	Land of Sujit Biswas.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER'S ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of high rise building over and above the same will be entitled to have the allocation in the manner as follows :-



Additional District Sub-Registrar
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The Landowner's Allocation will be allotted as follows :-

1. The Landowner will get an area measuring 1500 sq.ft. more or less of super built up area in form of flat to be allotted from any floor (except Ground Floor & Top Floor) in the proposed building, so to be constructed by the developer on the schedule land morefully described in the First Schedule hereinabove written.

Later on, after preparation of the Floor Plan, the flat will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with a Supplementary Development Agreement denoting the flat within the purview of the Landowner's Allocation.

2. It is also settled that except the Landowner's Allocation as described above, the Landowner will not get any area for the construction of the high rise building, so to be constructed by the present Developer on the land in question. The other constructed area will exclusively be treated as Developer's Allocation.
3. The flats will be in habitable condition with proportionate share of the land, common roof facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
4. The Landowner will also gives permission to amalgamate her plot with other neighbour plots and the Owner's Allocation as described above is/will be fixed as aforesaid.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire building (excluding Landowner's Allocation) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. STRUCTURE : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. EXTERNAL WALL : 8"/5" thick brick wall and plastered with cement mortar.



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

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3. INTERNAL WALL : 5" x 3" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring is of Marble/Floor Tiles.
5. BATH ROOM : Bath room fitted upto 5'-6" height with white glazed tiles of standard brand.
6. KITCHEN : Cooking platform and sink with tap will be of black stone 2'-6" height glazed white standard tiles above the platform to protect the oil spot.
7. TOILET : Toilet of Indian type/commode, all with PVC Cistern. All fittings are in standard type. One wash hand basin in dining space of flat.
8. DOORS : All doors are wooden frame & flush doors. Standard lock and peep hole on main entrance door.
9. WINDOWS : Aluminium Channel window with full glass panel and good quality grill will be provided in the windows.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary Submersible Pump will be installed.
11. PLUMBING : Toilet concealed wiring with two bibcock, one shower, in toilet, all fittings are standard quality.
12. VERANDAH : Verandah grill (half) will be fully covered.
13. LIFT : Four persons capacity lift will be provided in the project.

ELECTRICAL WORKS :

1. Full concealed wiring with copper wire.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point & one A.C. Point.
3. Living/Dining Room : Two light points, one fan point, one 5 amp. plug, one 15 amp. plug (as per required location).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point & one Gzyzer point.
6. Verandah : One light point & One 5 amp. plug point.
7. One light point at main entrance.
8. Calling Bell : One Calling Bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris and external wall with super snowcem or equivalent.
- b) All door and windows frame and shutter painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.



Additional District Superintendent
Rajahmundry, New Town, North 24-Pgs.

29 JUL 2021

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of:

1. *Harichand Biswas*
Ran Nagar Area Bani
Post R Gopalpur
KR - 136

2. *Chinmay Chatterjee*
Ran Nagar Area Bani
KR - 136

Sanhita Biswas

Sanhita Biswas

Landowner

Avijit Bose

Avijit Bose

Drafted By:

Pinaki Chattopadhyay
Adv.
F/1309/914/2011
Judge Court, Baranagar

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Debasish Datta

Debasish Datta

Partners of AD Construction

Developer



Additional District Surveyor
Rajarhat, New Town, North 24 Parg.

29 JUL 2021

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Ankit Bose</i>	L.H.					
	R.H.					

ATTESTED :- *Ankit Bose*

 <i>Debansu Datta</i>	L.H.					
	R.H.					

ATTESTED :- *Debansu Datta*

 <i>Sanhita Pradhan</i>	L.H.					
	R.H.					

ATTESTED :- *Sanhita Pradhan*

	L.H.					
	R.H.					

ATTESTED :-



Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

29 JUL 2021



Label Book



Debasish Datta


ভারত সরকার
Government of India



 পিতার নাম (বিশ্বাস)
Sanhita Das (Biswas)
 পিতা : শ্রী মোহন বিশ্বাস
Father : Moni Mohan Biswas

জন্ম তারিখ/DOB: 13/07/1985
 লিঙ্গ / Female



6168 2957 4399




আধার - সাধারণ মানুষের অধিকার


আধার
Unique Identification Authority of India

ঠিকানা: এম বি, পূর্ব
 গোপালপুর (ম), অসিম নগর
 উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Address: LB 5/1
 PURBASHA, Rajahat-
 gopalpur (m), Asim Nagar,
 North 24 Parganas, West
 Bengal, 700159

6168 2957 4399

 1800 300 1547
 <http://pudra.gov.in>
 www.aadhaar.gov.in

Sanhita Biswas.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SAHNITA BISWAS
MANIMOHAN BISWAS
13/07/1985

Permanent Account Number
BEXPB4610R

Sahnita Biswas
 Signature



If this card is lost / damaged or lost card is found,
 please inform / return to
 Service Tax PAN Services Unit, NSDL,
 3rd Floor, Sapthagiri Chambers,
 Near Ramesh Telephone Exchange,
 District, Panaji - 411 045
 Tel. No. 92 2721 8000 Fax. No. 92 2721 8081
 e-mail: tax@nsdl.co.in

Sahnita Biswas.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIWPB8626P



श्री. श्याम
SHYAM BOSE

श्रीमती श्याम / Father's Name
SITAL BOSE

श्रीमती श्याम
Date of Birth
10/07/1981

श्याम BOSE
Signature

91070021

Arijit Bose



~~संख्या~~
~~संख्या~~



Avijit Bose
DOB: 10/07/1981
MALE
Mobile No: 9836770322



5923 5729 8154
VID : 9117 7693 4144 8790

मेरा आधार, मेरी पहचान

Avijit Bose



ভারতের নির্বাচন কমিশন
 Election Commission of India
 IDENTITY CARD

YMM1037324



নির্বাচনের নাম : হরিচাঁদ বিধান
 Candidate Name : Harichand Biswas
 জেলা : বিষ্ণু বিধান
 পিতার নাম : Bimal Biswas
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/Date of Birth : 25/04/1989

YMM1037324

ঠিকানা
 118, RAMNAGAR BERABERI, RAJARHAT GOPALPUR, AIR PORT, NORTH 24 PARGANAS, 700136

Address
 118, RAMNAGAR BERABERI, RAJARHAT GOPALPUR, AIR PORT, NORTH 24 PARGANAS, 700136

Date: 07/12/2010

118-রাজহাট নতুন টাউন - নির্বাচন কমিশনের নির্বাচন নিয়ন্ত্রক
 অফিসের স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 118-Rajarhat New Town Constituency

নিম্ন লিখিত স্থান পূর্ণ করুন।
 118-রাজহাট নতুন টাউন - নির্বাচন কমিশনের নির্বাচন নিয়ন্ত্রক
 অফিসের স্বাক্ষর

AD Cons



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

GRN Details

GRN:	192021220019966301	Payment Mode:	Online Payment
GRN Date:	24/06/2021 16:19:20	Bank/Gateway:	State Bank of India
BRN :	CKQ7018701	BRN Date:	24/06/2021 16:06:51
Payment Status:	Successful	Payment Ref. No:	3000980794/3/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PINAKI CHATTOPADHYAY
Address:	Teghoria Main Road
Mobile:	9830061809
Contact No:	9830061809
Depositor Status:	Advocate
Query No:	3000980794
Applicant's Name:	Mr PINAKI CHATTOPADHYAY
Identification No:	3000980794/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000980794/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	3000980794/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



1

Major Information of the Deed

Deed No :	I-1523-07592/2021	Date of Registration	29/07/2021
Query No / Year	1523-3000980794/2021	Office where deed is registered	
Query Date	18/06/2021 2:53:03 PM	1523-3000980794/2021	
Applicant Name, Address & Other Details	PINAKE CHATTOPADHYAY TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9163923942, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 11,28,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhal, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code: 700162

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3091 (RS :-)	LR-9374	Bastu	Shali	22 Sq Ft	1/-	64,281/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-3091 (RS :-)	LR-9380	Bastu	Shali	5 Chatak 21 Sq Ft	1/-	7,18,781/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-3092 (RS :-)	LR-9374	Bastu	Shali	2 Chatak 8 Sq Ft	1/-	2,86,344/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-3092 (RS :-)	LR-9380	Bastu	Shali	10 Sq Ft	1/-	29,219/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					.8617Dec	4 /-	10,98,625 /-	
Grand Total :					.8617Dec	4 /-	10,98,625 /-	

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	100 Sq Ft	1/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	1 /-	30,000 /-	
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Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SANHITA BISWAS (Presentant) Wife of PRADIP DAS Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office			
	29/07/2021	29/07/2021	29/07/2021	29/07/2021
LB-5/1 PURBASHA, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx0R, Aadhaar No: 61xxxxxxxx4399, Status :Individual, Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	AD CONSTRUCTION P-19 CIT ROAD , SCHEME VIII M, City:- , P.O - ULTADANGA, P.S:-Manicktola, District-Kolkata, West Bengal, India, PIN- 700067 , PAN No.:: ABxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT BOSE Son of SITAL BOSE Date of Execution - 29/07/2021 , , Admitted by: Self, Date of Admission: 29/07/2021 , Place of Admission of Execution: Office			
	Jul 29 2021 2:15PM	L11 29/07/2021	29/07/2021	29/07/2021
INDRANI APARTMENT , DR B C ROY SARANI, City:- , P.Q:- 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.:: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : AD CONSTRUCTION (as PARTNER)				



Name	Photo	Finger Print	Signature
Mr DEBASISH DATTA Son of DHARMADAS DATTA Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office			
	Jul 29 2021 2:13PM	LTI 29/07/2021	29/07/2021
P-19 CIT ROAD , SCHEME VIII M,, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9R, Aadhaar No: 79xxxxxxxx7826 Status : Representative, Representative of : AD CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAMNAGAR BERA BERI, City:- , P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	29/07/2021	29/07/2021	29/07/2021
Identifier Of Mrs SANHITA BISWAS, Mr AVIJIT BOSE, Mr DEBASISH DATTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANHITA BISWAS	AD CONSTRUCTION-0.0504167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SANHITA BISWAS	AD CONSTRUCTION-0.56375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs SANHITA BISWAS	AD CONSTRUCTION-0.224583 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs SANHITA BISWAS	AD CONSTRUCTION-0.0229167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANHITA BISWAS	AD CONSTRUCTION-100.00000000 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3091, LR Khatian No:- 9374	Owner:সুজিত বিহার, Gurdian:সম্মুদ্রন বিহার, Address:বিক্র , Classification:বাড়ি,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3091, LR Khatian No:- 9380	Owner:সুজিত বিহার, Gurdian:সম্মুদ্রন , Address:বিক্র , Classification:বাড়ি, Area:0.01000000 Acre,	Mrs SANHITA BISWAS
L3	LR Plot No:- 3092, LR Khatian No:- 9374	Owner:সুজিত বিহার, Gurdian:সম্মুদ্রন বিহার, Address:বিক্র , Classification:বাড়ি,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3092, LR Khatian No:- 9380	Owner:সুজিত বিহার, Gurdian:সম্মুদ্রন , Address:বিক্র . Classification:বাড়ি,	Seller is not the recorded Owner as per Applicant.



On 8-06-2021

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 11,28,625/-



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

On 29-07-2021

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.

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

Presented for registration at 12:25 hrs. on 29-07-2021, at the Office of the A.D.S.R. RAJARHAT by Mrs. SANHITA BISWAS, Executant.

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

Execution is admitted on 29/07/2021 by Mrs SANHITA BISWAS, Wife of PRADIP DAS, LB-5/1 PURBASHA, P.O. ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by Profession Others

Identified by Mr HARI CHAND BISWAS, . . Son of Late B BISWAS, RAMNAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 29-07-2021 by Mr AVIJIT BOSE, PARTNER, AD CONSTRUCTION (Partnership Firm), P-19 CIT ROAD, SCHEME VIII M, City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Identified by Mr HARI CHAND BISWAS, . . Son of Late B BISWAS, RAMNAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Execution is admitted on 29-07-2021 by Mr DEBASISH DATTA, PARTNER, AD CONSTRUCTION (Partnership Firm), P 19 CIT ROAD, SCHEME VIII M, City:-, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN - 700067

Identified by Mr HARI CHAND BISWAS, . . Son of Late B BISWAS, RAMNAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2021 4:20PM with Govt. Ref. No: 192021220019968301 on 24-06-2021, Amount Rs. 21/-, Bank, State Bank of India (SBIN0000001), Ref. No. CKQ7018701 on 24-06-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 229522, Amount: Rs 100/-, Date of Purchase: 30/03/2021, Vendor name: AMAL KUMAR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2021 4:20PM with Govt. Ref. No: 192021220019966301 on 24-06-2021, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ7018701 on 24-06-2021, 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 1523-2021, Page from 320217 to 320255

being No 152307592 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.07.30 16:59:12 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/07/30 04:59:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



2 Copy x 10 copy

DATED THE DAY OF 2021

DEVELOPMENT AGREEMENT

BETWEEN

Sanhita Biswas

Landowner

AD Construction

Developer

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157