

0938

T-911/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

2/128864/22

S 963323

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

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

19 JAN 2022

DEVELOPMENT AGREEMENT

1. Date : 19th day of January in the year of 2022.
2. Place : Rajarhat, Kolkata.
3. Parties :
 - 3.1. 1) SRI HALADHAR BISWAS, (PAN - BAWPB9942H), (Aadhaar No. 5809 6052 7111), Son of Late Bhabataran Biswas, 2) SRI SUBHAJIT BISWAS, (PAN - ATAPB6820G), (Aadhaar No. 3039 6145 8294), Son of Sri Haladhar Biswas, 3) SMT. BEAUTY BISWAS, (PAN - FPGPB8487G), (Aadhaar No. 8281 9109 8629), Wife of Sri Subhajit Biswas, 4) SMT. MOUSUMI BISWAS, (PAN - BAXPB0014K), (Aadhaar No. 3829 3239 1526), Wife of Sri Haladhar Biswas, all are residing at Naipukur, P.O. & P.S. - Rajarhat in the District of North 24 Parganas, Kolkata - 700135, State - West

To be contdp/2

1685 13-1.22 1000/-
 नं० डा० पत्ता
 फ्रेडर नाम व मां
 शास्त्र क्षेत्र का
 विधान नं०, सांख्यिक विभाग ए डि एम आर. व
 साउथ स्टेशन नं० ३३३
 पत्तान नं० ३३३
 ट्रेडिंग नं० बाबा कपुर, डेडर-मिता दख

Halodhan, Batswars
 Nari pur un. P. Rajan hore
 Kur 135

30 DEC 2021
 998000



Additional District Sub-Registrar,
 Rajamal, New Town, North 24-Parg.
 19 JAN 2022

(2)

Bengal, by faith – Hindu, by Nationality - Indian, by Occupation – No. 1 Retired Person, No. 2 Business and No. 3 & 4 Housewife, hereinafter collectively referred to as the LAND OWNERS (which terms or expression unless excluded by or repugnant to the subject or context, shall mean to include of their heirs, successors, executors, representatives, administrative and assigns) of the ONE PART.

AND

3.2. "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, Reckjoani, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, State - West Bengal, represented by its partners namely 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter collectively referred to and called as the "DEVELOPER/PROMOTER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal representative in office and assigns) of the OTHER PART.

4. Project Property ALL THAT piece and parcel of Bastu land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S.

To be contdp/3

(3)

& L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

To be contdp/4

(4)

<u>Land Owner</u>	<u>C.S. Dag</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>	
<u>Name</u>		<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>	<u>K -CH -SFT</u>
Haladhar Biswas	1478	1560	2232	08.92	5 - 06 - 16
Haladhar Biswas	1480	1562	2232	09.25	5 - 09 - 24
Haladhar Biswas	1481	1563	2232	09.00	5 - 07 - 05
Haladhar Biswas	1482	1564	2232	03.86	2 - 05 - 16
Haladhar Biswas	1541	1624	2232	04.26	2 - 09 - 11
<hr/>					
Total area of Haladhar Biswas (Land Owner No. 1)					35.29 21 - 05 - 27
<hr/>					
Subhajit Biswas	1480	1562	8776	09.25	5 - 09 - 24
Beauty Biswas	1480	1562	8770	09.25	5 - 09 - 24
Mousumi Biswas	1480	1562	8780	09.25	5 - 09 - 24
<hr/>					
					63.04 38 - 02 - 09
<hr/>					

Total measuring an area 63.04 Decimals or equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittacks 09 (Nine) Square Feet.

5. Background, Representations, Warranties and Covenants :

5.1. **Representations and Warranties Regarding Title :** The Land Owners have made the following representation and given the following warranty to the Developer regarding title.

5.1.1. **Absolute Owner of Mahendra Nath Biswas :** One Mahendra Nath Biswas seized and possessed and well sufficient entitle to an area of 09.50 Decimals equivalent to 05 Cottahs 12 Chittacks of land in R.S. Dag No. 1560 and measuring an area of 37 Decimals equivalent to 22 Cottahs 06 Chittacks 07 Square Feet of land in R.S. Dag No. 1562, measuring an area of 09 Decimals equivalent to 05 Cottahs 07 Chittacks 05 Square Feet of land in R.S. Dag No. 1563 and measuring an area of 03.86 Decimals equivalent to 02 Cottahs 05 Chittacks 16

To be contdp/5

(5)

Square Feet of land in R.S. Dag No. 1564, measuring an area of 04.26 Decimals equivalent to 02 Cottahs 09 Chittacks 11 Square Feet of land in R.S. Dag No. 1624, total measuring an area 63.62 Decimals or equivalent to 38 Cottahs 07 Chittack 39 Square Feet of land along with other land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, SR C. Dum Dum, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

5.1.2. Mohendra Nath Biswas sold and transferred to Haladhar Biswas (present Land Owner No. 1 herein) : said Mohendra Nath Biswas sold, transferred and conveyed measuring an area of 09.50 Decimals equivalent to 05 Cottahs 12 Chittacks of land in R.S. & L.R. Dag No. 1560 and measuring an area of 37 Decimals equivalent to 22 Cottahs 06 Chittacks 07 Square Feet of land in R.S. & L.R. Dag No. 1562, measuring an area of 09 Decimals equivalent to 05 Cottahs 07 Chittacks 05 Square Feet of land in R.S. & L.R. Dag No. 1563 and measuring an area of 03.86 Decimals equivalent to 02 Cottahs 05 Chittacks 16 Square Feet of land in R.S. & L.R. Dag No. 1564, measuring an area of 04.26 Decimals equivalent to 02 Cottahs 09 Chittacks 11 Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 63.62 Decimals or equivalent to 38 Cottahs 07 Chittack 39 Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10 to Haladhar Biswas (present Land Owner herein) by dint of a Deed of Sale, Being Deed No. 2905, registered on 12/04/1966, in the office of S.R. C. Dum Dum, entered in Book - I, Volume No. 52, Pages from 111 to 115 in the year of 1966 and delivered Khan possession in favour of said Haladhar Biswas (present Land Owner herein).

To be contdp/6

(6)

5.1.3. **Mutation in L.R. Operation by Haladhar Biswas (present Land Owner No. 1 herein) :** said Haladhar Biswas (present Land Owner No. 1 herein) mutated his right title and interest in L.R. Operation under L.R. Khatian No. 2232 in respect of R.S. & L.R. Dag No. 1560, 1562, 1563, 1564 & 1624 along with other land and has been enjoying and possessing the aforesaid land by paying B.L & L.R.O Rent and Panchayet taxes accordingly and the said land is free from all encumbrances charges, liens and mortgage whatsoever.

5.1.4. **Gifted by Haladhar Biswas (present Land Owner No. 1 herein) to Subhajit Biswas (present Land Owner No. 2 herein) :** said Haladhar Biswas (present Land Owner No. 1 herein) gifted scheme Plot No. "C" measuring an area of 09.25 Decimals equivalent to 05 Cottahs 09 Chittacks 24 Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10 to Subhajit Biswas (present Land Owner No. 2 herein) by dint of a Deed of Gift, Being Deed No. 152304700, registered on 26.03.2021, in the office of A.D.S.R. Rajarhat, entered in Book - I, Volume No. 1523-2021, Pages from 188600 to 188620 in the year of 2021 and delivered Khan possession in favour of said Subhajit Biswas (present Land Owner No. 2 herein).

5.1.5. **Mutation by Subhajit Biswas (present Land Owner No. 2 herein) :** said Subhajit Biswas (present Land Owner No. 2 herein) mutated his right title and interest in L.R. Operation under L.R. Khatian No. 8776 in respect of R.S. & L.R. Dag No. 1562 and has been enjoying and possessing the aforesaid land by paying B.L & L.R.O Rent and Panchayet taxes accordingly and the said land is free from all encumbrances charges, liens and mortgage whatsoever.

5.1.6. **Gifted by Haladhar Biswas (present Land Owner No. 1 herein) to Beauty Biswas (present Land Owner No. 3 herein) :** said Haladhar Biswas (present Land Owner No. 1 herein) gifted scheme Plot No. "A" measuring an area of 09.25 Decimals equivalent to 05 Cottahs 09 Chittacks 24 Square Feet of

To be contdp/7

(7)

land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10 to Beauty Biswas (present Land Owner No. 3 herein) by dint of a Deed of Gift, Being Deed No. 152304701, registered on 26.03.2021, in the office of A.D.S.R. Rajarhat, entered in Book - I, Volume No. 1523-2021, Pages from 188642 to 188662 in the year of 2021 and delivered Khan possession in favour of said Beauty Biswas (present Land Owner No. 3 herein).

5.1.7. Mutation by Beauty Biswas (present Land Owner No. 3 herein) : said Beauty Biswas (present Land Owner No. 3 herein) mutated her right title and interest in L.R. Operation under L.R. Khatian No. 8770 in respect of R.S. & L.R. Dag No. 1562 and has been enjoying and possessing the aforesaid land by paying B.L & L.R.O Rent and Panchayet taxes accordingly and the said land is free from all encumbrances charges, liens and mortgage whatsoever.

5.1.8. Gifted by Haladhar Biswas (present Land Owner No. 1 herein) to Mousumi Biswas (present Land Owner No. 4 herein) : said Haladhar Biswas (present Land Owner No. 1 herein) gifted scheme Plot No. "B" measuring an area of 09.25 Decimals equivalent to 05 Cottahs 09 Chittacks 24 Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10 to Mousumi Biswas (present Land Owner No. 4 herein) by dint of a Deed of Gift, Being Deed No. 152304702, registered on 26.03.2021, in the office of A.D.S.R. Rajarhat, entered in Book - I, Volume No. 1523-2021, Pages from 188621 to 188641 in the year of 2021 and delivered Khan possession in favour of said Mousumi Biswas (present Land Owner No. 4 herein).

5.1.9. Mutation by Mousumi Biswas (present Land Owner No. 4 herein) : said Mousumi Biswas (present Land Owner No. 4 herein) mutated her right title and interest in L.R. Operation under L.R. Khatian No. 8780 in respect of

To be contdp/8

(8)

R.S. & L.R. Dag No. 1562 and has been enjoying and possessing the aforesaid land by paying B.L & L.R.O Rent and Panchayet taxes accordingly and the said land is free from all encumbrances charges, liens and mortgage whatsoever.

5.1.10. Gifted by Haladhar Biswas (present Land Owner No. 1 herein) to The Executive Officer Rajarhat Panchayat Samity : said Haladhar Biswas (present Land Owner No. 1 herein) gifted measuring an area of 0.58 Decimals equivalent to 05 Chittacks 28 Square Feet of land in R.S. & L.R. Dag No. 1560, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L.R. Khatian No. 2232, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10 to The Executive Officer Rajarhat Panchayat Samity a local body under West Bengal Panchayet Act, by dint of a Deed of Gift, Being Deed No. 152318478, registered dated on 22.12.2021, in the office of A.D.S.R. Rajarhat, entire in Book - I, Volume No. 1523-2021, Pages from 751401 to 751418 in the year of 2021, for extention of road.

5.1.11. ABSOLUTE OWNERSHIP OF SAID PROPERTY :

In the above mentioned circumstances, the Land Owners have become the undisputed and absolute owners of the said Property as follows :

<u>Land Owner</u>	<u>C.S. Dag</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>	<u>K -CH -SFT</u>
Haladhar Biswas	1478	1560	2232	08.92 5 - 06 - 16
Haladhar Biswas	1480	1562	2232	09.25 5 - 09 - 24
Haladhar Biswas	1481	1563	2232	09.00 5 - 07 - 05
Haladhar Biswas	1482	1564	2232	03.86 2 - 05 - 16
Haladhar Biswas	1541	1624	2232	04.26 2 - 09 - 11
Total area of Haladhar Biswas (Land Owner No. 1)				35.29 21 - 05 - 27
Subhajit Biswas	1480	1562	8776	09.25 5 - 09 - 24

To be contdp/9

(9)

Beauty Biswas	1480	1562	8770	09.25	5 - 09 - 24
Mousumi Biswas	1480	1562	8780	09.25	5 - 09 - 24
				63.04	38 - 02 - 09

Total measuring an area 63.04 Decimals or equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittacks 09 (Nine) Square Feet.

5.1.12. Deed of Amalgamation made among the Haladhar Biswas, Subhajit Biswas, Beauty Biswas & Mousumi Biswas : Haladhar Biswas (present Land Owner No. 1) owner of Bastu land measuring an area of 08.92 Decimals of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 Decimals of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 Decimals of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 Decimals of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 Decimals of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 Decimals of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Subhajit Biswas (present Land Owner No. 2) owner of Bastu land measuring an area of 09.25 Decimals of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Beauty Biswas (present Land Owner No. 3) owner of Bastu land measuring an area of 09.25 Decimals of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Mousumi Biswas (present Land Owner No. 4) owner of Bastu land measuring an area of 09.25 Decimals of land in R.S. & L.R. Dag No. 1562, under Jamider

To be contdp/10

(10)

Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas, the Land Owners 1 to 4 made a Deed of Amalgamation in respect of aforesaid land into a single plot for their better entertenment of construction and the Deed of Amalgamation, Being Deed No. 152300274/2022, registered dated on 10.01.2022, in the office of A.D.S.R. Rajarhat, entered in Book - I, Volume No. 1523-2022, Pages from 17041 to 17083 in the year of 2022.

5.1.13. **Desire of Development of the land & Acceptance** : The Land Owners herein express their desire to develop the aforesaid plot of land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166,

To be contdp/11

(11)

present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas, by constructing a multi stories building thereon, and the present Developer have accepted the said proposal and the present Land Owner has decided to enter into the present Development Agreement with the Developer herein for the land mention above and explicitly in the First Schedule hereunder written and the Developer has also agreed to develop the said property of the Land Owners by constructing multistoried Buildings, which contain three Blocks i.e. Blocks "A, B & C, the proposed Building locally Known and identified as "MAHENDRA ABASAN" on the said property described in the schedule below at Developer's own cost and responsibility on the some terms and conditions mentioned hereunder.

To be contdp/12

5.1.14. **Registered General power of Attorney :** For the smooth running of the said Project, the Land Owner herein agree to execute a registered power of Attorney by which the Land owner herein shall appointed and nominated 1) SRI ARUP BOSE alias ARUP BASU, son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, Partners of "M/S BASU AND HAJRA BUILDERS", Developer herein, as his Constituted Attorney, to act on behalf of the Land Owner.

6. NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties (Land Owners No. 1 to 4 and Developer) hereto as follows :

6.1. THE SAID PLOT/PREMISES : shall mean and include the land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven)

(13)

Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas. The Amalgamated Property demarcated in colour Red and the Plan attached herewith. situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake

To be contdp/14

(14)

City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas, as described in the schedule hereunder written.

- 6.2. **BUILDING** : shall mean a G+4 proposed building consisting of several Flats, Car Parking Space, etc. which will be constructed at Naipukur, P.O. & P.S. Rajarhat, in the District of North 24 Parganas, Kolkata 700135, under the Rajarhat Bishnupur 1 No. Gram Panchayet.
- 6.3. **UNIT** : shall mean the constructed area and/or spaces the proposed building and/or constructed area capable of being occupied and enjoyed independently.
- 6.4. **THE SUPER BUILT UP AREA** : shall mean the total covered area to comprise in the Unit as certified by the Architect plus the proportionate share of the common area and the aggregate of the same.
- 6.5. **THE PLAN** : would mean such plan prepared by the Architect for the construction of the proposed buildings and the plan will be sanction by the authority of the Rajarhat Bishnupur 1 No. Gram Panchayet/Zilla Parishad of North 24 Parganas and/or by such other authority or authorities empowered to sanction any building plan in accordance with law and/or any modified and/or revised plan.
- 6.6. **COMMON FACILITIES AND AMENITIES** : shall mean and include in respect of the proposed new multi stories building to be constructed, such corridors, stair cases, passages, ways, lift, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and motor boundary walls, top floor roof, parapet wall landing septic tank, drive ways, water and other pipes, ducts and plumbing materials, common electrical wiring and fittings and electrical machine tools, gates and enclosures, ducts, conduits foundations pillars and structures or any other facilities and amenities being

To be contdp/15

(15)

required for the purpose of establishment location, enjoyment, provisions and the like as the sanctioned plan may provide for or as may be agreed upon by and between the owner and the Developer.

- 6.7. **TRANSFER** : shall mean, as required under the Indian Registration Act. 1908, as well as described under Transfer of Property Act. 1882, for transfer of flats, Cover/open Car Parking Space etc. with undivided undermarked proportionate share of the land.
- 6.8. **TRANSFeree/BUYERS** : shall mean the purchaser/purchasers of any portion of the unit of the building which are to be constructed according to the sanctioned plan as well as the revised sanctioned Plan of the Rajarhat Bishnupur 1 No. Gram Panchayet/Zilla Parishad and/or by such other authority or authorities empowered to sanction any building plan within the District of North 24 Parganas in accordance with Law.
- 6.9. **SALEABLE SPACE** : shall mean the spaces in the new building to be constructed available for independent use and occupation (including the area of stair and landing) after making due provision for common facilities and the space required thereof. SUPER BUILT UP AREA shall mean and include saleable space in all or any or the floors, roofs space or structures, if such floors are constructed as per the sanctioned building plan or any amendment thereto obtained and completed before the termination of this agreement and the super built up area of Flats, Car Parking Space or spaces of the proposed multi storied building will be calculated.
- 6.10. **ROOF RIGHT** : the ultimate roof right of proposed (G+4) storied building shall be always common to the Flat owners and they shall have the right to install, fixing personal TV Antenna, cleaning, maintaining and repairing the over head Water Tank.

ARTICLES 'II' DATE OF COMMENCEMENT

7. This agreement shall have the effect on and from the 19th day of January in

To be contdp/16

the year of 2022.

ARTICLE 'III' LAND OWNER'S REPRESENTATION & RIGHT

- 8.1. The Land Owner seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs

09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas, morefully and particularly described in the schedule hereunder written free from all encumbrances.

- 8.2. **Indemnification regarding Possession & Delivery :** The Land Owner is now seized and possessed or and/or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- 8.3. **Free From Encumbrance :** The Land Owner also indemnifies that the project property is free all encumbrances and the Land Owner has marketable title in respect of the said premises.
- 8.4. There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulation) Act. 1976 as amended to date hereof.

ARTICLE 'IV' DEVELOPER'S REPRESENTATION

- 9.1. The developer herein shall carry out the work of development of the said below mentioned schedule of land and for construction of the buildings consisting of several self contained flats and other constructions thereupon in accordance with the plan sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayet and/or by the competent authority or authorities to sanction the plan and/or on the basis of the modified plan and/or revised plan therefore.
- 9.2. That the building plan or any documents in relation with thereto as may be required for construction of the proposed buildings shall be prepared and supplied by the developer at the cost of the Developer provided that all other additional alteration and modifications in the plan and/or design, documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer on behalf of the land owner at the developer's own cost and expenses. The developer prior to the submission of the building plan and/or any addition and alternation thereof to be submitted the same to the land owner for his examination and verification thereof by the land owner and/or by his engineer and only after getting approval of the land owner the developer shall submit the same for getting the same sanctioned from the appropriate authorities.
- 9.3. That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right, title, or interest in respect of the said premises in favour of the developer other than an exclusive licence or right to the developer to do or refrain from doing the acts and things in terms hereof and to deal with the developer's allocations and the developer shall also not be entitled to assign to any third party the right of development of the instant below mentioned schedule of land.
- 9.4. The land owner has handed over all the Xerox copy of the deeds, porchas, Panchayet tax receipt, Dakhila, relating to the said property of the developer. The developer shall complete the investigation of the marketability of the title

schedule plot of land.

- 9.5. a) That the developer at its own costs and expenses within 36 (Thirty Six) Months from the date of sanctioning of the building plan by the Rajarhat-Bishnupur 1 No. Gram Panchayet/Zilla Parishad shall complete the entire project.
- b) If the work of the said building held up by the political violence, riot, natural calamity, vacate of the said land by the land owner etc. and any kind of obstruction then the time may be extend after discussion between the both parties of this said matter.
- 9.6. The land owner and the developer shall be exclusively entitled to have their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim and interest therein whatsoever of the others and the land owner shall not in any way interface with or disturb the quiet and peaceful possession of the developer's allocation. It is further agreed that after dispose of the developer's share, the developer shall have no right to any land and building save and except if it keeps any portion of the constructed plot of its own use.
- 9.7. That in so far as necessary all dealings by the developer in respect of the building including agreement for sale or transfer concerning developer's allocation shall be in the name of the developer.
- 9.8. That the developer shall at its own costs, responsibility and expenses complete the proposed buildings and other constructions upon the said land in accordance with the sanctioned plan as well as revised plan.

ARTICLE – 'V' DEVELOPER'S AUTHORITY

- 10.1. The land owner hereby appoint the developer as the builder and/or promoter for the purpose of the development of the said and below mentioned schedule of property and/or construction of the proposed buildings as per the scheme of the development as herein agreed. The developer hereby accept and confirms this appointment.

(20)

- 10.2. The land owner doth hereby entrust the work of development of the said and below mentioned schedule of property on the terms and conditions contained in this agreement.
- 10.3. The developer shall carry out the work of development in respect of the said below mentioned schedule of property.
- a) By erecting and/or constructing a building or other structures in or upon the said below mentioned schedule of property at its own costs and expenses.
 - b) By allotting the owner allocation to the owner in time.

ARTICLE – ‘VI’ DEVELOPER’S RIGHT

- 11.1. **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 agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- 11.2. **Right of Construction :** The Land Owner hereby grant permission an exclusive rights to the Developer to build new building upon the property.
- 11.3. **Construction Cost :** The Developer shall carry total construction work of the present multi storied building at their own cost, expenses and responsibility. No liability on account of construction cost will be charged from Land Owner's Allocation and/or the proposed multi storied building.
- 11.4. **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 11.5. **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchaser/purchasers will be signed by the Developer and on behalf of the Land Owner as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either party or wholly will be taken by

To be contdp/21

the Developer and issue money receipt in his/their own name but without creating any liability on the Land Owner.

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

11.7. **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 Land Owner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

11.8. **Possession to the Land Owner :** 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 Land Owner with Possession Letter and will take release from the Land Owner by executing a Deed of Release.

11.9. **Possession to the intending Purchaser/Purchasers :** On completion of the project, the Developer will handover possession to the intending purchaser/purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Land Owner. Subject to the Developer shall first handover Owners Allocation portion to the Land Owner, then after the Developer shall handover their allocation to their intending Purchasers.

11.10. **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of Land Owner and as representatives and registered Power of Attorney holders of the Land Owner.

ARTICLE "VII" LAND OWNER'S ALLOCATION & CONSIDERATION

12.1. In consideration of the below mentioned schedule of property and in consideration of the owner's permission and/or allowing the Developer herein to develop the said and below mentioned schedule of property in the manner and on the terms and conditions hereinbefore and hereinafter agreed and recorded the developer herein is entrusted to erect a building at Naipukur,

To be contdp/22

(2 2)

P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas under the local limit of Rajarhat-Bishnupur 1 No. Gram Panchayet morefully and particularly described in the Schedule hereunder written at the cost and expenses of the developer in accordance with the proposed sanctioned plan of the Rajarhat-Bishnupur 1 No. Gram Panchayet and/or on the basis of the plan as to be renewed and/or revised and/or newly sanctioned plan of the Rajarhat-Bishnupur 1 No. Gram Panchayet or such authority or authorities who are empowered to sanction the plan upon the said premises and shall allot in favour of the Land Owner as and by way of Land Owner's Allocation as follows.

12.2. Land Owner get 2 (Two) separate Flats of 2 BHK of the proposed building as Land Owners best Choice from any Floor and the measuring an area of each Flat with Super Built Up area 769 (Seven Hundred Sixty Nine) Square Feet and One Covered Car Parking Space, in the Ground Floor.

12.3. Except the aforesaid separate 2 (Two) Flats, the Land Owners will also jointly get total Rs. 3,20,00,000/- (Rupees Three Crore and Twenty Lakh) only and the Land Owners divided the aforesaid amount as per their land ratio.

12.4. PAYMENT MODE

In accordance with the settlement settled in between the Developer/Promoter and Land Owners herein and in accordance with this present Development Agreement, the Landowners will get Rs. 40,00,000.00 (Rupees Forty Lakh) only as follows :-

i) At the time of Development Agreement the Developer/Promoter pay Rs. 40,00,000.00 (Rupees Forty Lakh) only to the Land Owners.

ii) Developer/Promoter will bound to pay the balance Amount to the Land Owners by Part Payment within 3 (Three) year from the date of the Sanctioned Plan in respect of aforesaid and below schedule property.

To be contdp/23

(2 3)

**ARTICLE VIII RECEIVED AMOUNT BY THE LAND OWNER DE-
TAILS**

That the Land Owners will get a sum of Rs. 40,00,000.00 (Rupees Forty Lac) only as follows :-

PAYMENT DETAILS

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Cheque No.</u>	<u>Amount</u>
11.03.2021	PNB	Rajarhat	102777	20,00,000.00
18.01.2022	PNB	Rajarhat	887263	10,00,000.00
18.01.2022	PNB	Rajarhat	887264	5,00,000.00
18.01.2022	PNB	Rajarhat	887265	5,00,000.00

Total Rs. 40,00,000.00 (Rupees Forty Lac) only received by Land Owners at the time of the Development Agreement.

ARTICLES IX DEVELOPER'S ALLOCATION

- 13.1. In consideration of the development work and/or contribution construction of the proposed building at the cost and expenses of the developer, the developer shall get and be entitled to have all the area of the proposed building **excepting of the owners allocated area** including proportionate area of common space of land owners allocation as mentioned in the clause No. VII.
- 13.2. After the allotment of the said Landowner's Allocation as referred to hereinabove the developer shall be entitled to hold, occupy, possess and enjoy the remaining portion of the said buildings to its exclusive use and/or occupation and further be entitled to deal with and/or dispose of the same in any manner and to appropriate the entire amount of the consideration and/or rental arising thereof without any objection or obstruction by or on behalf of the land owner above named and/or any other person or party on its behalf or otherwise whatsoever.
- 13.3. In consideration of the above the developer shall be entitled to the remaining balance space of the total built up and/or constructed area leaving apart the

To be contdp/24

(2 4)

owner allocation in the building of the built up and/or constructed area to be constructed at the said premises together with the proportionate undivided share on the said land and with the right of user of common facilities and amenities and after delivering the owner allocation as mentioned in art. VII of this agreement. The developer shall be entitled to enter in to agreement for sell and transfer in his own name or in the name of his nominees and to receive and realiac and collect all money in respect thereof and it is hereby expressly agreed by and between the parties hare to that for the purpose of entering in to such agreement it shall not be obligatory on the part or the developer to obtain any further consent of the owner and this agreement it self, shall be treated as consent of the owner.

ARTICLE X PERIOD OF COMPLETION

- 14.1. That the time is the essence of the instant contract and the developer at its own cost, expenses and responsibility shall complete the entire project within the specified time as mentioned hereunder.
- 14.2. That the developer at its own costs and expenses with 36 (Thirty Six) months from the date of sanctioning of the building plan from the Rajarhat-Bishnupur 1 No. Gram Panchayet/Zilla Parishad shall hand over the owner allocated area which time may be extend for further period as shall be mutually be settled between the parties.

ARTICLE XI DEVELOPER'S OBLIGATION

- 15.1. It is agreed and made clear that the owner herein shall not in any manner be liable and/or responsible for the costs charges and expenses for the development of the said premises and/or construction of the proposed Building and in this respect the developer hereby agrees to keep the owner absolutely indemnified and harmless.
- 15.2. The developer herein shall Keep the owners absolutely indemnified and harmless against all action claims and demands which may arise due to any deviation and/or violation of the West Bengal Panchayet Act and Rules, The

To be contdp/25

(2 5)

Contract Labour Abolition and Regulation Act, Workmen Compensation Act, 1923 and rules thereof and the West Bengal Building (Regulation of Promotion of construction and transfer of Promoters) Act. 1993, and provisions of the W.B. Sales Tax or Income Tax for the income to be accrued from this venture or any other act or rules that may be applicable.

- 15.3. The developer herein shall solely be responsible or liable for the payment of salaries wages, charges remuneration of all mistries masons, supervisors, architects, contractors, engineers, chowkidars, darwan and other employees and staffs as may be retained appointed and/or employed by the Developer and in this regard, the Land Owner shall not in any manner be responsible.
- 15.4. The developer shall also be liable to indemnify the land owner for the amount as may be incurred due to the Developer's unfinished work and/or relating to the developer's allocation in the proposed residential building and the developer shall be liable for all or any from the sanctioned plan and if any fine and penalty levied by any Authority the same to be paid safely by the developer.
- 15.5. The Developer shall be responsible or liable for any claims, demands, which may arise of the said premises, due to the development work in this position the developer find out the right way for negotiate the matter and find out solutions for smoothly carrying on construction work.

ARTICLE XII LAND OWNER'S OBLIGATIONS AND COVENANTS

- 16.1. The land owner shall render their best co-operation and assistance to the Developer in the matter of development of the said plot or construction of the proposed building as may be from time to time necessary or required.
- 16.2. The land owner herein shall sign execute and deliver all application, letters and papers and documents as may be necessary or required for obtaining telephone electric city water drainage, sewerage and other publicity service, in or upon the said building or portion thereof in the name of the transferee/owner or other person or persons in respect of Developer's allocation.
- 16.3. That the land owner further under takes to executed general power of attor-

To be contdp/26

(2 6)

ney in favour of the developer hereby the land owner will give the developer all the power required for the purpose of making such construction on their own risk and costs and the power to negotiate for sale and make registered deed documents for registration only in respect of developers allocation whatsoever required of their portion i.e. to say upto the limit of constructed area as mentioned above along with land share for such constructed area without any interference or obstruction of the owner other than for breach of contract.

- 16.4. The owner shall not in any manner object or obstruct the carrying out of the development of the said premises and/or construct of the said residential building and to do any act, deed, matter or development of the said premises and/or construction of the proposed building complex by the developer.
- 16.5. That the developer shall at its own cost and expenses demolish all the existing building/structure standing thereupon. The demolished building materials and debris shall be the absolute property of the developer and it shall be entitled to deal with this dispose of the same according to the his best choice.
- 16.6. That the land Owner shall bound to registry the agreement for sale, sale deed etc. of all flats & car parking areas in favour of Developer best choice person/persons for Developer Allocation portion as advice by the said Developer and the Developer shall bound to sign and confirm that agreement for sale, deed/deeds as a confirming party.

ARTICLE XIII OWNER AND DEVELOPER OBLIGATIONS AND LIABILITIES

- 17.1. The Developer shall construct the building with 'A' class materials as per specification mentioned in second schedule herein and the decision of the Architect shall be final and both the parties hereto shall be bound by the decision of the Architect shall be final and both the parties hereto shall be bound by the decision of the said Architect.
- 17.2. No part of this Agreement shall be deemed to constitute a partnership be-

To be contdp/27

tween of Owner and the Developer and parties hereto do not constitute an Association of persons or body of individuals.

- 17.3. Upon transfer of any complete part of Owner's Allocation to the Owner or his nominee, all the responsibilities for the said maintenance, repairs and renewals shall be at the Owner or his nominee's cost and the Developer shall not be called upon by the Owner to bear any part of such expenses.
- 17.4. For all other purposes for which no specific clause has been made in this agreement will be governed by all the enactments made in this behalf including Indian Contract Act, 1872, West Bengal Apartment Ownership Act, West Bengal Apartment Ownership Rules 1974, West Bengal Apartment Regulations of Construction and Transfer by Promoters Act, West Bengal Multi Storied Building Tax Act, and such other Acts and or any other Law or Acts which ever is necessary and applicable in the "Said Property" for the time being.
- 17.5. Death of any party shall not have the effect of termination of this Agreement but in such case the nominees of the parties shall automatically step into bindings and shares to all intents and purposes.
- 17.6. That both the parties reserve the right to sue against each other for violation of the terms, conditions and meaning of this Agreement as per the prevailing law of the land apart from the right to sue for enforcement of this Agreement for specific performance for construction.

ARTICLE XIV RATES AND TAXES

- 18.1. The developer to pay all panchayat/municipal taxes, electric and telephone bills from the date of handing over possession of the said premises to the developer and all other rates and taxes as may be payable by the developer relating to its allocated portion of the demise premises and in the event of failure by the developer to pay the same, the owner shall be entitled to recover taxes as may be paid by the owner on account of the allocated area of the developer.

To be contdp/28

(2 8)

- 18.2. The developer and the transferee of the flats and other space in the building shall bear and pay the proportionate amount of the Panchayet/Municipal taxes and other taxes and rates whatsoever on the basis of the areas of the flat, and car parking space of the building as may require by them respectively.
- 18.3. The developer or the transferees of flat, and open car parking space of the said premises shall bear and pay the proportionate amount of cost of maintenance service charges on account of proper maintenance of common area essential service.
- 18.4. The land owner herein shall also respectively bear and pay the proportionate amount of costs, maintenance and service charges as may be found payable on account of areas to be allotted to them.

ARTICLE XV DOCUMENTATION

- 19.1. All fees, costs, charges and expenses for preparation of the proposed transfer deeds and all other deeds and documents shall be borne by the transferee of flats and other spaces of the proposed residential building and such fees, costs and expenses shall have to be related to the developer's allocation share not in any way relating to the owner allocated area.
- 19.2. That all the deeds of transfer shall contain all the restrictions and covenants as required for the purpose of the protection of the best interest of the said and all deeds and agreements shall be drawn by the developer's advocate.

ARTICLE XVI PENALTY/DAMAGE AND/OR TERMINATION OF AGREEMENT

- 20.1. That if the Developer abandon the Development project in mid way due it's convenience and difficulties and unable to complete the proposed project the Developer shall serve notice to that effect to the owners and then the owner reserve every right to rescind and or cancel the Development Agreement and have every liberty to entrust the said pending job to completed to any other person/authority concerned and in that event to owner shall pay/disburse to the developer i.e. besides the amount of advance/collected from the intending

To be contdp/29

(2 9)

purchaser/purchasers by the developer after making a valuation of the incomplete project by a valuer being commonly appointed by the owner and developer both within 180 Days (6 months) from the date of successful completion of the said valuation and the owners shall and will take all responsibilities to full fill the terms and conditions of Agreement for sale as already executed by the Developer in respect of the Developer's Allocation with the intending purchaser.

- 20.2. That the Developer will bound to hand over possession of Land Owner Allocation with the time of 36 months from the date of this Sanction Plan. If the Developer could not hand over possession of Land Owner Allocation with the time of 36 months from the date of this Development Agreement, Developer will liable to compensate the Land Owner penal interest on such amount at standard rate of Bank Interest i.e. 12% p.a.

ARTICLE XVII MISCELLANEOUS CLAUSES

- 21.1. That the developer shall be entitle to amalgamate the schedule plot of land with the other plot of the land owner hereby land/categorically assures the developer that they shall sign and execute all the documents as shall be required either for amalgamation of the said holding with the land owner with the adjacent holding as well as to sign and execute all necessary documents for sanctioning of building plan of amalgamating plot of land.
- 21.2. The quality and quantity of raw materials i.e. Bricks, Sand, Cement, Stone Chips Rod together with other materials related with the making of the said multistorey building maintained by developer. The land owner will not be liable for any fault of said construction.
- 21.3. The top floor of the said building will be used by the flat owners as common basis to keep up the open space but not to occupied the place permanently. Common stair case, common space, drainage, privilege, common metier room etc. which will be common of the said residential building, the flat owner will be used jointly as common purpose and they never use this common portion

To be contdp/30

as private purpose.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No.

(31)

3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas. The Property demarcated in colour Red and the Plan attached herewith.

<u>Land Owner</u>	<u>C.S. Dag</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>			
<u>Name</u>		<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>	<u>K</u>	<u>-CH</u>	<u>-SFT</u>
Haladhar Biswas	1478	1560	2232	08.92	5	- 06	- 16
Haladhar Biswas	1480	1562	2232	09.25	5	- 09	- 24
Haladhar Biswas	1481	1563	2232	09.00	5	- 07	- 05
Haladhar Biswas	1482	1564	2232	03.86	2	- 05	- 16
Haladhar Biswas	1541	1624	2232	04.26	2	- 09	- 11
Total area of Haladhar Biswas (Land Owner No. 1)					35.29	21	- 05 - 27
Subhajit Biswas	1480	1562	8776	09.25	5	- 09	- 24
Beauty Biswas	1480	1562	8770	09.25	5	- 09	- 24
Mousumi Biswas	1480	1562	8780	09.25	5	- 09	- 24

63.04 38 - 02 - 09

To be contdp/32

Total measuring an area 63.04 Decimals or equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittacks 09 (Nine) Square Feet. Bastu Land is Vacant and the Pond will not be fillup.

The Property Butted and Bounded by

- ON THE NORTH : R.S. & L.R. Dag No. 1560, 1565 and 16' wide Panchayet Road.
- ON THE SOUTH : R.S. & L.R. Dag No. 1631, 1627 & 1625.
- ON THE EAST : R.S. & L.R. Dag No. 1620, 1627 & 1625.
- ON THE WEST : 25' Feet 3" Inches wide Panchayet Road, R.S. & L.R. Dag No. 1560 & 1561.

SECOND SCHEDULE OF THE PROPERTY

(Specifications of Building)

(Manner of the completion of Owner's Allocation)

1. **CONCRETE** : R.C.C. works of Beams, Slabs, Lintels, Chajjas etc. will done in (1:1/2:3) water proofing and roof treatment will be provided at the time of finish.
2. **BRICK WORKS:**
 - a) 125 mm thickness brickwork will be done outside walls with 1st class bricks in cement and mortar (1:6) ratio.
 - b) 125 mm thick inside partition walls and 125 mm thick partition between the Units.
 - c) Walls between the units will be done with 1st class bricks in cement and mortar in (1:4) ratio.
3. **PLASTERING :**
 - a) 12 mm thick inside plaster with sand and cement mortar in (6:1) ratio.

(33)

- b) 19 mm thick outside plaster with sand and cement mortar in (4:1) ratio.

4. FLOORING :

- a) Vitrified tiles a bed rooms, living/dining rooms, verandah.
- b) Anti skid vitrified tiles in bathrooms and side wall of he toilet and WC will be finished with glazed tiles and height upon 1800 mm.
- c) Coloured glazed tiles 300 mm x 200 mm to be fixed on wall of kitchen height upto 1200 mm from cooking slab (Black Stone) size 1800 x 600 mm and granite top.

5. STAIRCASE :

- a) Stair and corridor will be finished with vitrified Tiles.

6. WINDOW :

Aluminium sliding windows with outside MS Square Bar grill with glazed glass pane.

7. SANITARY & WATER SUPPLY :

- a) PVC Pipe (Bansal or Supreme) for external line (100 mm).
- b) Overhead reservoir will be R.C.C.
- c) P.V.C. Rain water (Supreme) pipe for water disposal (100 mm).
- d) Bansal or Supreme PVC for concealed pipe-line will be used for Toilet/WC, Kitchen, Hot and Cold line in Toilets.
- e) Outside running water GI pipes of Bansal or Supreme or Oriplash PVC make.
- f) Porcelain white pan or Toilet (WC) European and other one as per requirement.
- g) Concealed internal lines as necessary in kitchen, toilet and WC.
- h) CP stop Cock, Bib Cock, Angular Stop Clock etc in toilet and kitchen Basin and wall Mixture as necessary of ISI Mark.

To be contdp/34

(34)

i) Porcelain Hand wash Basin White of Hindware/Perryware make will be provided Geysers line will be provided in common toilet, S.S. Sinks for kitchen will be provided.

8. **DOORS :** Door frames will be of best quality Sal Wood of Malaysia 4" x 2 1/2". All internal and main Door will be Flush door with standard lock with peep hole on Flat's main entrance door.

9. **PAINTING :** Water proof cement (wall care will weather cote colour Berger/ISI brand good quality) on outside walls and plaster of paris or putty on inside walls.

10. **ELECTRIFICATION :**

a) Concealed or Semi-concealed wiring, built-in switch board with piano switches of ISI make, Wire will be provided of Havels brand. Main line 4 mm inter line 2.5 mm.

b) 2 (two) light points 1 (one) Fan point and 5 Amp. plug point, one point for A.C. in master Bed Room and 1 (one) Power point and 1 (one) light point in each bed room.

c) 2 (two) light points, 1 (one) Fan point, 5 Amp Pint and Television point and Drawing Room and Fridge point at Drawing Room, inverter point and Washing Machine point.

d) 1 (one) Calling Bell point at Main Door.

e) 2 (two) light points, One 5 Amp. Plug and one Chimney/exhaust Fan point, power point for micro oven, aquaguard, one geysers point in common toilet/bathroom.

11. **LIFT :** a Lift of a reputed company will be provided.

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

To be contdp/35

(35)

IN WITNESS WHEREOF THE PARTIES the parties hereto of the One Part and Other Part have put their respective hands and seals the day, month and year written at the outset.

Haladhar Biswas.
Subhajit Biswas
Beauty Biswas,

हलधर बिस्वास
सुभाजित बिस्वास
ब्यौटी बिस्वास

SIGNATURE OF THE LAND OWNERS

Basu & Hajra Builders
Anup Basu @ Anup Basu
Partner

Basu & Hajra Builders
Susanta Hajra
Partner

SIGNATURE OF THE DEVELOPER

Drafted, Read and Explained by:

Rani Kana Das
Rani Kana Das
Advocate
En No. - 708/707/90
Barasat Judge's Court

Computer by:

Timirbaran Mandal
Timirbaran Mandal

Kanjial Para, Rajarhat.

WITNESSES

1. Sajjanu Mandal.
Kanjial Para, Rajarhat
Kolkata - 700135
2. Timirbaran Mandal
Kanjial Para, Rajarhat.
Kolkata - 700135.

DISTRICT OF NORTH 24 PARGANAS FINGER PRINT'S FORM

SRI HALADHAR BISWAS

Presentant/Claimant



Haladhar Biswas

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Haladhar Biswas*

SRI SUBHAJIT BISWAS

Presentant/Claimant



Subhajit Biswas

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Subhajit Biswas*

SMT. BEAUTY

DISTRICT OF NORTH 24 PARGANAS FINGER PRINT'S FORM

SMT. BEAUTY BISWAS

Presentant/Claimant



Beauty Biswas

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Beauty Biswas

Name SMT. MOUSUMI BISWAS

Presentant/Claimant



Mousumi Biswas

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Mousumi Biswas

DISTRICT OF NORTH 24 PARGANAS FINGER PRINT'S FORM

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Arup Bose

Name SRI SUSANTA HAJRA

Presentant/Claimant



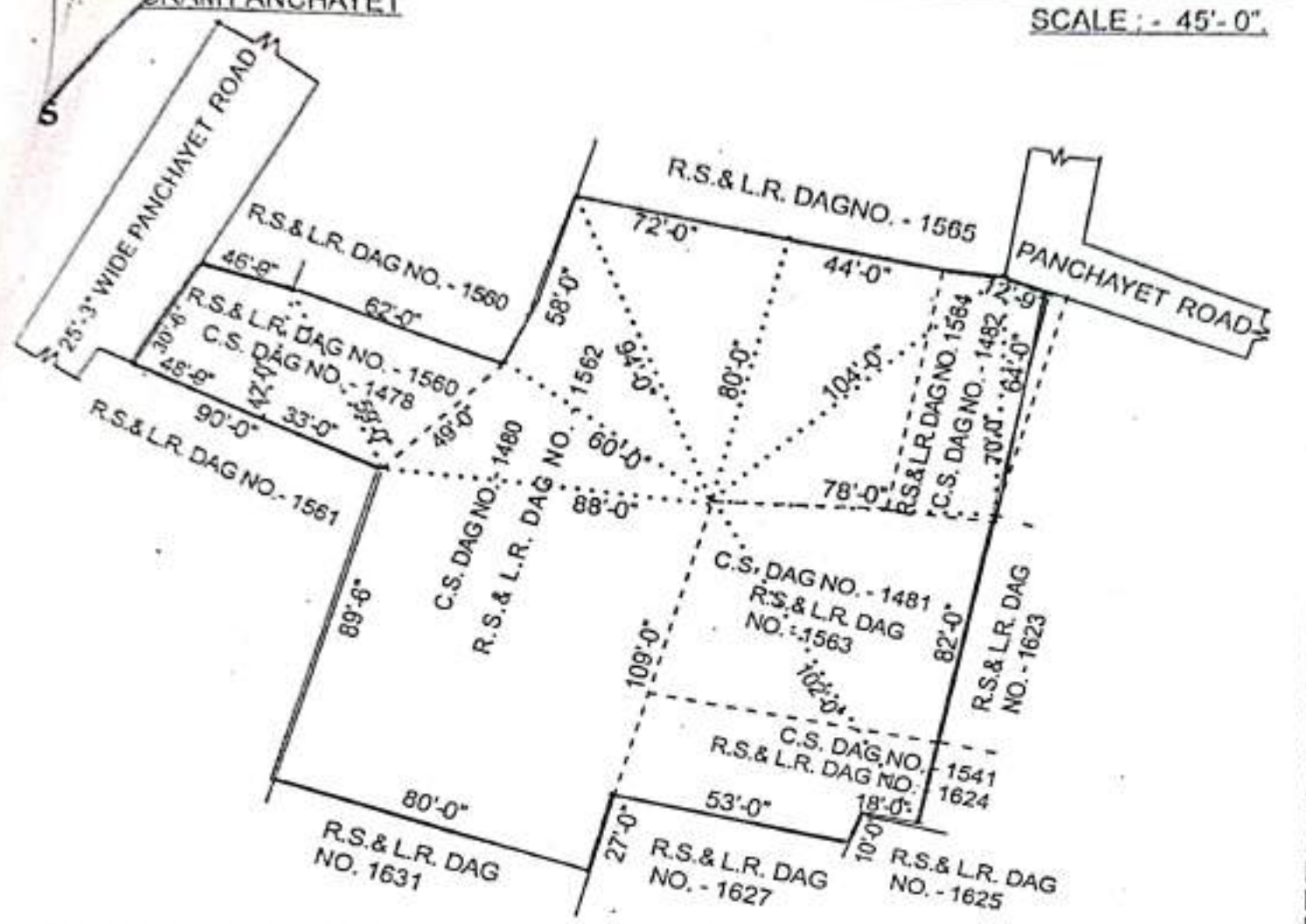
LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Susanta Hajra

RAJARHAT
GRAM PANCHAYAT

OF C.S. DAG NO. - 1479(P), 1480, 1481, 1482(P), 1541(P), R.S. & L.R. DAG -
1562, 1563, 1564 (P), 1624 (P), AT MOUZA - REKJUANI, J. L. NO. - 13, P. S. -
RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER RAJAR HAT - BISHNUPUR 1NO.
GRAM PANCHAYET
SCALE : - 45'-0"



LAND OWNER NAME	C.S. DAG NOS.	R.S.&L.R. DAG NOS.	L.R. KH. NOS.	AREA			
				DECIMAL	K.	C.H	S.F.T
HALADHAR BISWAS.	1478	1560	2232	08.92	05	06	16
	1480	1562	2232	09.25	05	09	24
	1481	1563	2232	09.00	05	07	05
	1482	1564	2232	03.86	02	05	16
	1541	1624	2232	04.26	02	09	11
				35.29	21	05	27
SUBHAJIT BISWAS.	1480	1562	8776	09.25	05	09	24
BEAUTY BISWAS.	1480	1562	8770	09.25	05	09	24
MOUSUMI BISWAS.	1480	1562	8780	09.25	05	09	24
TOTAL AREA				63.04	38	02	09

Haladhar Biswas.
Subhajit Biswas
Beauty Biswas.

MORE OR LESS

Basu & Hajra Builders
Amf 1300 & Amf 1300

Partner

Basu
Susanta Hajra

Partner

(Signature)
SIGNATURE OF OWNERS

COPIED BY
M. BISWAS.
SURVEYER
RAJARHAT.

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

GRN Details

GRN: 192021220165181501 Payment Mode: Online Payment
GRN Date: 18/01/2022 23:23:20 Bank/Gateway: State Bank of India
BRN: CKS5937631 BRN Date: 18/01/2022 23:01:21
Payment Status: Successful Payment Ref. No: 2000128864/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BASU AND HAJRA BUILDERS
Address: KANJIALPARA, RAJARHAT, KOL-135 PAN - AAHFB5060E
Mobile: 9831236142
Depositor Status: Buyer/Claimants
Query No: 2000128864
Applicant's Name: Org MANDAL AND ASSOCIATE
Identification No: 2000128864/4/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128864/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2000128864/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	40021
Total				79042

IN WORDS: SEVENTY NINE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

No./Year	I-1523-00914/2022	Date of Registration	19/01/2022
Date	1523-2000128864/2022	Office where deed is registered	
Applicant Name, Address & Other Details	14/01/2022 10:52:40 AM 1523-2000128864/2022 MANDAL AND ASSOCIATE KANJIALPARA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830668849, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth Value	Market Value		
	Rs. 2,36,96,668/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 40,021/- (Article:E, E, B)		
Remarks			



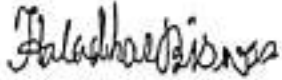


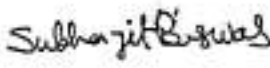


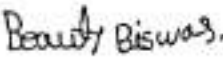
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-1560 (RS :-)	LR-2232	Bastu	Bastu	8.92 Dec		33,53,018/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1562 (RS :-)	LR-2232	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1563 (RS :-)	LR-2232	Bastu	Pukur	9 Dec		33,83,090/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1564 (RS :-)	LR-2232	Bastu	Bastu	3.86 Dec		14,50,970/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1624 (RS :-)	LR-2232	Bastu	Bastu	4.26 Dec		16,01,330/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1562 (RS :-)	LR-8776	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	LR-1562 (RS :-)	LR-8770	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

LR-8780	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :			63.04Dec	0 /-	236,96,668 /-	
Grand Total :			63.04Dec	0 /-	236,96,668 /-	

Land Lord Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	HALADHAR BISWAS (Presentant) Son of Late Bhabataran Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office		 19/01/2022	 LTI 19/01/2022	 19/01/2022
Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BAxxxxxx2H, Aadhaar No: 58xxxxxxxx7111, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office					
2	SUBHAJIT BISWAS Son of Haladhar Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office		 19/01/2022	 LTI 19/01/2022	 19/01/2022
Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx0G, Aadhaar No: 30xxxxxxxx8294, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : . Office					
3	BEAUTY BISWAS Wife of Subhajit Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office		 19/01/2022	 LTI 19/01/2022	 19/01/2022

City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx7G, Aadhaar No: 82xxxxxxxx8629, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022
 Admitted by: Self, Date of Admision: 19/01/2022 ,Place : Office



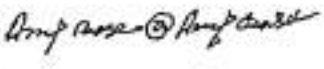


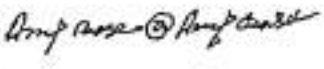


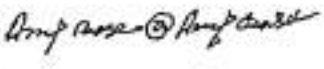
Name	Photo	Finger Print	Signature
MOUSUMI BISWAS Wife of Haladhar Biswas Executed by: Self, Date of Execution: 19/01/2022 Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			
	19/01/2022	LTI 19/01/2022	19/01/2022




Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx4K, Aadhaar No: 38xxxxxxxx1526, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022
 Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office

Developer Details :



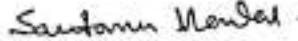
Sl No	Name Address, Photo, Finger print and Signature
1	BASU AND HAJRA BUILDERS Kanjialpara, Reckjoani, K.C. Paul Apartment, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :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>ARUP BOSE, (Allas Name: ARUP BASU) Son of Late Indu Bhusan Basu Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admision of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jan 19 2022 8:29PM</td> <td>LTI 19/01/2022</td> <td>19/01/2022</td> </tr> </tbody> </table> <p>, Kanjialpara, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 94xxxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	ARUP BOSE, (Allas Name: ARUP BASU) Son of Late Indu Bhusan Basu Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admision of Execution: Office					Jan 19 2022 8:29PM	LTI 19/01/2022	19/01/2022
Name	Photo	Finger Print	Signature										
ARUP BOSE, (Allas Name: ARUP BASU) Son of Late Indu Bhusan Basu Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admision of Execution: Office													
	Jan 19 2022 8:29PM	LTI 19/01/2022	19/01/2022										

Name	Photo	Finger Print	Signature
SUSANTA HAJRA Son of Late Surendra Nath Hajra Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admission of Execution: Office	 <small>Jan 19 2022 8:27PM</small>	 <small>LTI 19/01/2022</small>	 <small>19/01/2022</small>
, Kanjialpara, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Santanu Mondal Son of Late Nema Chandra Mondal Kanjialpara, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	 <small>19/01/2022</small>	 <small>19/01/2022</small>	 <small>19/01/2022</small>
Identifier Of HALADHAR BISWAS, SUBHAJIT BISWAS, BEAUTY BISWAS, MOUSUMI BISWAS, ARUP BOSE, SUSANTA HAJRA			

Transfer of property for L1		
From	To. with area (Name-Area)	
HALADHAR BISWAS	BASU AND HAJRA BUILDERS-8.92 Dec	
Transfer of property for L2		
From	To. with area (Name-Area)	
HALADHAR BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec	
Transfer of property for L3		
From	To. with area (Name-Area)	
HALADHAR BISWAS	BASU AND HAJRA BUILDERS-9 Dec	
Transfer of property for L4		
From	To. with area (Name-Area)	
HALADHAR BISWAS	BASU AND HAJRA BUILDERS-3.86 Dec	
Transfer of property for L5		
From	To. with area (Name-Area)	
HALADHAR BISWAS	BASU AND HAJRA BUILDERS-4.26 Dec	
Transfer of property for L6		
From	To. with area (Name-Area)	
SUBHAJIT BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec	
Transfer of property for L7		
From	To. with area (Name-Area)	
BEAUTY BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec	
Transfer of property for L8		
From	To. with area (Name-Area)	
MOUSUMI BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In-English as selected by Applicant
L1	LR Plot No:- 1560, LR Khatian No:- 2232	Owner: হনুধর বিয়াস, Gurdian: ভবভারন, Address: নৈশুকুর, রাজারহাট Classification: বাগ, Area: 0.20000000 Acre,	HALADHAR BISWAS
L2	LR Plot No:- 1562, LR Khatian No:- 2232	Owner: হনুধর বিয়াস, Gurdian: ভবভারন, Address: নৈশুকুর, রাজারহাট Classification: বাগান, Area: 0.10000000 Acre,	HALADHAR BISWAS

	No:- 1563, LR Khatian 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর,রাজারহাট , Classification:পুকুর, Area:0.09000000 Acre,	HALADHAR BISWAS
L4	LR Plot No:- 1564, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর,রাজারহাট , Classification:বাগান, Area:0.04000000 Acre,	HALADHAR BISWAS
L5	LR Plot No:- 1624, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর,রাজারহাট , Classification:বাগান, Area:0.04000000 Acre,	HALADHAR BISWAS
L6	LR Plot No:- 1562, LR Khatian No:- 8776	Owner:শুভজিত বিশ্বাস, Gurdian:হলধর বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	SUBHAJIT BISWAS
L7	LR Plot No:- 1562, LR Khatian No:- 8770	Owner:বিউটি বিশ্বাস, Gurdian:শুভজিত বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	BEAUTY BISWAS
L8	LR Plot No:- 1562, LR Khatian No:- 8780	Owner:মৌসুমী বিশ্বাস, Gurdian:হলধর বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	MOUSUMI BISWAS

On 19/01/2022

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,96,668/-

Basak

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

On 19/01/2022

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presented for registration at 15:34 hrs on 19-01-2022, at the Office of the A.D.S.R. RAJARHAT by HALADHAR BISWAS, one of the Executants.

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

Execution is admitted on 19/01/2022 by 1. HALADHAR BISWAS, Son of Late Bhabataran Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. SUBHAJIT BISWAS, Son of Haladhar Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. BEAUTY BISWAS, Wife of Subhajit Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. MOUSUMI BISWAS, Wife of Haladhar Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2022 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS (Partnership Firm), Kanjalpara, Reckjoani, K.C. Paul Apartment, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 19-01-2022 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS (Partnership Firm), Kanjalpara, Reckjoani, K.C. Paul Apartment, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,021/- (B = Rs 40,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2022 11:25PM with Govt. Ref. No: 192021220165181501 on 18-01-2022, Amount Rs: 40,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS5937631 on 18-01-2022, Head of Account 0030-03-104-001-16

Stamp Duty
required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1,000/-
Rs 39,021/-
Type: Impressed, Serial no 1685, Amount: Rs.1,000/-, Date of Purchase: 13/01/2022, Vendor name: MITA
on 18/01/2022 11:25PM with Govt. Ref. No: 192021220165181501 on 18-01-2022, Amount Rs: 39,021/-, Bank:
Bank of India (SBIN0000001), Ref. No. CKS5937831 on 18-01-2022, Head of Account 0030-02-103-003-02

Basak

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

Book of Registration under section 60 and Rule 69.
Registered in Book - I
No 1523-2022, Page from 43991 to 44054
No 152300914 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.01.24 13:48:42 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/01/24 01:48:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)