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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Asmaul
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

12 OCT 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 12th day of **October, 2023** (Two Thousand and Twenty Three) **BETWEEN 1) SRI RUPA ROY**, (PAN - ADIPR8694J) (AADHAAR No.- 2684 1559 1496) wife of - Late Goutam Roy, by faith- Hindu, by nationality - Indian, by occupation- Business, residing at- Shasan, P.O - Ramgopalpur, Police Station - Baruipur, Pin - 743387, District South 24 Parganas, **2) SMT. PUJA ROY**, (PAN - BGPPR5322A) (AADHAAR No.- 7629 6972 0083) wife of- Sri Shuvendu Roy Chowdhury, daughter of Late Goutam Roy, by faith- Hindu, by nationality - Indian, by occupation - Business, residing at

Asmaul

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Choudhury

Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayane Naskara

Director

No. 450 Dt. 11.10.23 Rs. 1000/-

Name.....

Address.....

Stamp Vendor.....

GOUTAM PAUL
Advocate,
Baruipur Civil Court
Kolkata-700144



SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS



[Signature]
Dist. Sub-Registrar
Baruipur, South 24 Parganas


12 OCT 2023

Pratim Ghosh
AO Baruipur Ghosh
Shasan, P.O. & P.S. Baruipur.
South 24 Parganas, Kolkata-700144.

P.K Banerjee Road, P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas, **3) SRI ANUPAM PANDA**, (PAN – BBDPP5252Q) (AADHAAR No.- 7305 8362 0906) son of Sri Banabehari Panda, by faith- Hindu, by nationality – Indian, by occupation- Business, residing at- B.K Roy Chowdhury Road, P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas hereinafter called as the **“LANDOWNERS”** (which term or expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **FIRST PART.**

A N D

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED (PAN – AAMCR1688J) a registered company under the Copanies Act,2013 having its registered office at P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas, represented by its Director namely **1) SMT. SRABANI RAI CHAUDHURI**, (PAN – AFNPR4413C) (AADHAAR NO.- 7233 6848 5506) wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and **2) SMT. SAYANEE NASKAR** (PAN – BJWPN8039A) (AADHAAR NO.- 6492 1979 0011) daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas hereinafter called and referred to as the **“DEVELOPERS”** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **SECOND PART.**



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Srabani Rai Chaudhuri

Director

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Director

WHEREAS the Landowners herein are the absolute owner of the land measuring about **11 Cottah 02 Chittack 05 Sq.Ft or 18.36 Decimal** land be the same a little more or less and the said property has been morefully described in the First Schedule written hereunder;

AND WHEREAS One Bistupada Sadhukhan was the absolute owner, title holder and possessor of land measuring about 23 decimal in R.S Dag No. 4030 and his name was duly recorded in R.S.R.O.R under Khatian No. 5462 of Mouza - Baruipur and paying rents and taxes to the government.

AND WHEREAS the said Bistupada Sadhukhan while was in possession of the land measuring about 23 decimal sold an transferred in favour of Arabinda Ghosal on 02.08.1965 by virtue of a Sale Deed registered before the office of S.R Baruipur and recorded in Book No. 1, Volume No. 114, Pages from 8 to 12, Being No. 7993 for the year 1965.

AND WHEREAS the said Arabinda Ghosal while was in possession of the land measuring about 23 Decimal sold and transferred 01 Cottah 06 Chittack 32 Sq.Ft land from southern side in favour of Md. Abdul Jalil Sardar on 13.11.1998 by virtue of a Sale Deed and registered before the office of S.R Baruipur and recorded in Book No. 1, Volume No. 2, Pages 29 to 34, Being No. 63 for the Year 1999.

AND WHEREAS the said Arabinda Ghosal while was in possession of the remaining land further sold and transferred 01 Cottah 14 Chittack 22 Sq.Ft land in favour of Md. Abdul Jalil Sardar on 13.11.1998 by virtue of a Sale Deed and registered before the office of S.R Baruipur and recorded in Book No. 1, Volume No. 2, Pages 35 to 40, Being No. 64 for the Year 1999.

AND WHEREAS the said Arabinda Ghosal while was in possession of the remaining land further sold and transferred 03 Cottah 05 Chittack 08 Sq.Ft land in favour of Md. Jalaluddin Sardar and Mansura Bibi on 13.11.1998 by virtue of a Sale Deed and registered before the office of S.R

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Director

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Baruipur and recorded in Book No. 1, Volume No. 56, Pages 365 to 370, Being No. 3326 for the Year 2001.

AND WHEREAS thus by virtue of the aforesaid deed the said Md. Abdul Jalil Sardar, Md. Jalaluddin Sardar and Mansura Bibi while was in possession of the land measuring about 11 Decimal from the southern side sold and transferred demarcated 02 Cottah 04 Chittack 30 Sq.Ft or 3.78 decimal land in favour of Goutam Roy on 05.09.2005 by virtue of a Sale Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 24, Pages 109 to 120, Being No. 1081 for the Year 2006.

AND WHEREAS the said Arabinda Ghosal while was in possession of the remaining land from the northern side measuring about 12 Decimal sold and transferred in favour of Dwijendra Lal Roy executed on 14.08.2001 and registered on 14.08.2001 by virtue of a Sale Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 40, Pages 149 to 156, Being No. 2291 for the Year 2003.

AND WHEREAS the said Dwijendra Lal Roy while was in possession of the land measuring about 12 Decimal gifted demarcated 11.77 decimal land out of his purchase land in favour of his son namely Goutam Roy on 29.12.2006 by virtue of a Gift Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 25, Pages 2392 to 2402, Being No. 07920 for the Year 2009.

AND WHEREAS thus the said Goutam Roy on the basis of the aforesaid two deeds being no. 1081 for the year 2006 and 7920 for the year 2009 became the owner of demarcated 15.55 decimal land in R.S Dag No. 4030 under R.S Khatian No. 5462 of Mouza- Baruipur.

AND WHEREAS One Atul Chandra Ghosh was the absolute owner, title holder and possessor of land in R.S Dag No. 4031 and R.S Dag No.

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Sraboni Rai Chaudhuri
Director

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Sayanee Nasikan
Director

4032, 4032/5318 of Mouza - Baruipur and his name was duly recorded in R.S.R.O.R under R.S Khatian No. 8334 and paying rents and taxes to the government.

AND WHEREAS the said Atul Chandra Ghosh while was in possessing and enjoying the land died intestate leaving behind his widow, six sons and two daughters namely Shanti Bhusan Ghosh, Chittoranjan Ghosh, Swapan Kumar Ghosh, Feluram Ghosh, Dilip Kumar Ghosh, Sadhan Chandra Ghosh, Ambalika Ghosh, Sabita Rani Ghosh and Archana Rani Ghosh as his legal heirs and successor and they jointly inherited the land left by Atul Chandra Ghosh.

AND WHEREAS the said Shanti Bhusan Ghosh, Chittoranjan Ghosh, Swapan Kumar Ghosh, Feluram Ghosh, Dilip Kumar Ghosh, Sadhan Chandra Ghosh, Ambalika Ghosh, Sabita Rani Ghosh and Archana Rani Ghosh while was in joint possession in R.S Dag no. 4031, 4032 and 4032/5318 with others land they mutually decided to demarcating the land for better enjoyment of the land by virtue of a Partition Deed on 19.03.1965 and registered before the office of S.R Baruipur, Being No. 2494 for the Year 1965.

AND WHEREAS the said Shanti Bhusan Ghosh and others by virtue of the said Partition deed got 22 Decimal demarcated land with other land in R.S Plot No. 4031 and 4032 and they while was in possession of the said demarcated land exchange with the land in R.S Dag No. 4031 and R.S Dag No. 4032/5318 measuring about 09 decimal with Dhirendra Nath Ghosh on 26.06.1975 by virtue of a Exchange Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 52, Pages 287 to 294, Being No. 4757 for the Year 1975.

AND WHEREAS the said Dhirendra Nath Ghosh being the absolute owner by way of exchange of the land measuring about 09 Decimal i.e 05 decimal in R.S Dag No. 4031 and 04 decimal in R.S Dag No. 4032/5318

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gifted in favour of his two sons namely Vivekananda Ghosh and Goutam Kumar Ghosh on 28.06.1989 by virtue of a Gift Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 54, Pages 227 to 234, Being No. 4379 for the Year 1989 and delivered possession of the same.

AND WHEREAS the said Vivekananda Ghosh and Goutam Kumar Ghosh while was in possession of the said land appointed their attorney namely Sabuj Sathi Club on 09.01.1998 by virtue of a General Power of Attorney and registered before the office of A.D.S.R Baruipur and recorded in Book No. IV, Being No. 03 for the Year 1998.

AND WHEREAS the said Vivekananda Ghosh and Goutam Kumar Ghosh while were in possession of the said land through their attorney namely Sabuj Sathi Club as confirming party sold and transferred demarcated 4.50 decimal land out of demarcated 09 decimal land i.e 2.75 decimal of land out of 05 decimal in R.S dag No. 4031 and 1.75 decimal of land out of 4 decimal land in R.S Dag No. 4032/5318 in favour of Ashok Das on 18.10.2000 by virtue of a Sale Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 1, Pages 171 to 178, Being No. 5274 for the Year 2000.

AND WHEREAS the said Ashok Das while was in possession of the said 4.50 decimal land sold and transferred the schedule land in favour of Goutam Roy on 10.11.2008 by virtue of a Sale Deed and registered before the office of A.D.S.R Baruipur and recorded in Book No. 1, Volume No. 28, Pages 1376 to 1387, Being No. 06303 for the Year 2008.

AND WHEREAS thus the said Goutam Roy became the owner of demarcated measuring about 01 Cottah 1 Chittack 30 Sq.Ft or 1.82 decimal land in R.S Dag No. 4031 and measuring about 09 Chittack 30 Sq.Ft land or 0.99 decimal land in R.S Dag No. 4032/5318 and 15.55



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decimal of land in R.S Dag No. 4030 of Mouza - Baruipur by aforesaid transferred.

AND WHEREAS the name of Dwijendra Lal Roy was duly mutated his name in Mutation Case No. 522/2003 and name of said Goutam Roy was duly mutated in Mutation Case No. 02/2009 and 04/2009 before the office of B.L and L.R.O at Baruipur. The name of Dwijendra Lal Roy was recorded as Holding no. 170 and the name of Goutam Roy was recorded as Holding No. 170/A/1 and 170/B/1 within Ward No. 08 of Baruipur Municipality.

AND WHEREAS the said Goutam Roy while was in possession of the said land died intestate on 13.09.2009 leaving behind his widow namely Rupa Roy, two daughters namely Juhi Roy and Puja Roy and a son namely Rahul Roy and they inherited 1/4th share each as the legal heirs of Goutam Roy.

AND WHEREAS the daughter of Goutam Roy namely Juine Roy (Panda) while possessing of her 1/4th share in the said property died intestate on 17.09.2012 leaving behind her husband namely Anupam Panda and a minor daughter namely Adrija Panda i.e the Vendor herein as her legal heirs and they jointly inherited 1/4th share in the property left by Juine Roy (Panda). Thus the minor namely Adrija Panda inherited 1/8th share of the property left maternal grandfather namely Goutam Roy.

AND WHEREAS the son of Goutam Roy namely Rahul Roy while possessing his 1/4th share in the said property died intestate on 10.08.2017 as bachelor leaving behind his mother namely Rupa Roy as his legal heirs and according to the Hindu Succession Act. The 1/4th share of the son namely Rahul Roy have been devolved upon his mother namely Rupa Roy and thus the Rupa Roy became the owner of 1/2nd share of the schedule land and possessing thereon.

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AND WHEREAS thus the said Smt. Rupa Roy, Smt. Puja Roy and Sri Anupam Panda as self and lawful guardian/father of Minor daughter namely Adrija Panda were became the absolute owners of the land which is being described in the First Schedule hereunder.

AND WHEREAS the said Anupam Panda i.e the father of the minor daughter namely Adrija Panda has filed a Case in Act XXXII being no. 3 of 2023 before the Ld. District Judge at Alipore, praying for permission to sale the share of the property and along with other property of his minor daughter for her maintenance, medical treatment and for future benefit and the Ld. Court has pleased to grant a permission to sale the share of the minor namely Adrija Panda on 28.08.2023.

AND WHEREAS the said Anupam Panda i.e the father of the minor Adrija Panda after obtaining the permission from the Ld. Court has sold the share of the minor namely Adrija Panda in the First Schedule hereunder to Smt. Rupa Roy by virtue of a Sale Deed on 29.09.2023 and registered before the office of A.D.S.R Baruipur and recorded in Book No. I, Volume No. 1611-2023, Pages from 176010 to 176044, Being No. 161108670 for the year 2023.

AND WHEREAS thus now the said Smt. Rupa Roy, Smt. Puja Roy and Sri Anupam Panda (the Landowners herein) were became the absolute owners of the land with structure which is being described hereinabove within these presents is situated under the Jurisdiction of Baruipur Municipality Ward No. 08 and the Landowners at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners are thus in lawful possession of the said entire land and adversely to the interest of anybody else and the Landowners has every right to deal with this land with any other person;



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AND WHEREAS thus the said Smt. Rupa Roy, Smt. Puja Roy and Sri Anupam Panda as self and lawful guardian/father of Minor daughter namely Adrija Panda were became the absolute owners of the land which is being described in the First Schedule hereunder.

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Sraboni Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

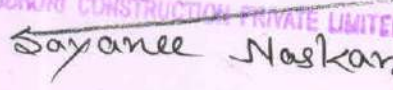
Sayaneer Nasikan
Director

AND WHEREAS the Landowners are very much desirous to construct a multistoried building as per existing rule of Baruipur Municipality upon their land described in the First Schedule hereunder and to do and to make construction of a new multistoried building/s on their said land and obtain building plan sanctioned being memo no. 255/21-22 dated 02.02.2022 from Baruipur Municipality and has started construction according to the sanction plan but after completion of construction of the ground floor due to have no such experience and fund in the matter, they failed to construct further and so the Landowners approached the party of Second Part herein to make further storied construction of the building as per building plan being Memo No. 255/21-22 dated 02.02.2022 by the Baruipur Municipality at their cost as well as specification annexed in Seventh Schedule hereunder written and the party of Second Part.

AND WHEREAS the parties of the Second Part herein have agreed to make further storied construction and completion of construction as per sanctioned plan of the proposed new building/s in flat systems for residential and other purposes in exchange of getting his cost of construction and his remuneration for supervision of such construction in kind of flats, commercial spaces etc. after deducting or giving the Landowners allocation as more fully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written.

AND WHEREAS the parties of the Second Part herein shall get rest of the construction as per sanction plan of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at his cost and supervision and labour and thereafter he shall deliver the Landowner's Allocations as mentioned herein to be erected as per annexed, specification as well as sanctioned building plan sanctioned by Baruipur Municipality and to meet up such expenses they shall collect the entire money from the sale of their

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Srabani Rai Chaudhuri
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Sayanee Naskar
Director

portion to be sold to the interested parties from whom they shall collect entire cost of construction as well as cost of proportionate share of land in connection with the said flats, commercial spaces etc.

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height as per sanctioned building plan sanctioned by Baruipur Municipality on 02.02.2022 and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, commercial spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developers on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Landowners hereby declares that they have good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owners and the owners have a good and marketable title to enter into this Agreement with the Developers and the Owner hereby undertakes to indemnify and keep indemnified the Developers against any and every part of claim action and demand whatsoever.
- (ii) The Developers shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the sanctioned plan and as per Specifications of construction mentioned in the Seventh Schedule hereunder written.
- (iii) The Landowners hereby assures and declares that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.



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Director

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Sayaneel Nasikan

Director

- (iv) The Landowners hereby also undertake that the Developers shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for them.
- (v) It is clearly agreed and understood between the Landowners and the Developers that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developers and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developers shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.
- (vi) The Landowners will enjoy the common areas mentioned in the Forth Schedule hereunder and will also take the liability of the common expenses mentioned in the Fifth Schedule hereunder in the proposed to constructed building on the First Schedule premises.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Landowners are hereby grant exclusive right to the Developers to build upon and commercially use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developers with prior intimation to and consent of the Landowners.
- (ii) All applications, other papers and documents shall be submitted by the Developers and the Landowners and the Developers will pay all


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Director

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costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises.

ARTICLE-III: COMMENCEMENT

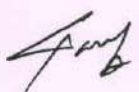
This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developers on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developers shall at its own costs construct the building on the said premises with 1st class building materials.
- (ii) The Developers shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or approval relative to the construction of the building on the said premises.
- (iii) The building construction will be completed within **06 (Six) months** from the date of registration of this Agreement, subject to Force-Majure clause as stated in the Sixth Schedule hereunder and the Developers shall handover owners specific allocation as will be specified in supplementary agreement within 01 months from the date of registration of this agreement.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Baruipur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Landowners and Developers hereinafter called "**The Landowner's Allocation**" and "**The**


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Director

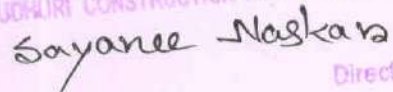
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Soyanee Naskara
Director

Developer's Allocation" wherein the Landowner will be entitled to **20%** of the total built up area of the flats, commercial spaces, shops etc and rest **80%** of the total built up area of the flats, commercial spaces, shops etc will be allotted towards Developer's share of allocation. Apart from the afore-stated allocations the Developer shall pay to the Owner a total sum of Rs. 2,00,000/- (Rupees Two Lakh) only as non-refundable, non-adjustable amount will be paid at the time of signing of this Agreement (which the Owner hereby admit and acknowledge as per Memo of Receipt hereunder written).

PART-I
OWNER'S ALLOCATION

20% of the total built up area of the flats, commercial spaces, shops etc will be provided to the Landowner of the sanctioned building plan which is morefully and particularly described in the Second Schedule hereunder. Be it clearly mentioned that the Owner will accept the possession of the Landowner's Allocation after the completion of work and after obtaining of completion certificate by the Developers from the Baruipur Municipality. Immediately after completion of work of the Landowner's Allocation in a complete habitable condition the Developers will inform the same to the Landowners by written notice requesting them to take the delivery of possession of the Landowner's Allocation fixing the date and time and if any extra work is required to be done by the Landowners through the Developers, the cost of the same should be deducted from the Landowner's Allocation or paid by the Landowners to the Developers before possession.


SRABANI RAI CHAUDHRONI
Director
RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED


Sayanee Naskara
Director
RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

PART-II
DEVELOPER'S ALLOCATION

Balance/remaining **80% built up area** of the flats, commercial spaces, shops etc in the said multistoried building as per the sanctioned plan other than the Landowner's Allocation which is morefully described in the Third Schedule hereunder.

Be it clearly mentioned here that the Landowners and the Developers shall further execute a Specified Agreement for proper demarcation of the Landowners allocation and that demarcation will be done in a reciprocal manner.

The Landowners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Landowner's Allocation. Similarly the Developers will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the Landowners to enable the Developers to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowners hereby consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developers.
- (ii) In consideration of the Owner having agreed to allow the Developers to develop the said premises and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Fourth Schedule hereunder.



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- (iii) In consideration of the Developers bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developers shall not be liable or required to make any payment on account of the land / said premises / Developer's Allocation.

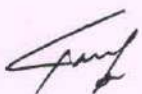
ARTICLE-VII: OWNER'S OBLIGATION

- (i) The Owner shall permit or allow the Developers the right to commercially exploit the said premises by causing building or buildings to be constructed at his own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Landowners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developers or their nominees in such part or parts as the Developers shall require only after payment of the entire Landowner's Allocation to the Landowners.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

The Developers shall carry out the construction work in a proper manner and shall deliver the Landowners his allocations within the time mentioned hereinabove.

The Developers shall at their own costs and expenses and without creating any financial or other liability on the Landowners will construct and complete the said new building in accordance with the sanctioned building plan sanctioned from the Baruipur Municipality. The Landowners are not to be responsible for any financial transaction done by the Developers in the event of construction of the said building in the First Schedule land mentioned hereunder. The Developers of their own cost will cause for



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhary
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskar
Director

installation of electric transformer and service electric connection for the proposed building.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developers will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Landowners and Developers upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately; and such common maintenance charges will be calculated between the Landowners and the Developers after taking possession, and such common expenses shall be paid by the Owners from the date of taking possession of his allocations in the proposed new building/s.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developers shall give written notice to the Landowners requesting him to take possession of the Landowner's Allocations in the building and on and from the date of service of such notice and at all times thereafter the Landowners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Landowner's Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Landowners and the Developers shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Landowners /Developers.

Handwritten signature

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhery
Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayaneer Neskans
Director

- (iv) The Developers and the Landowners jointly will enjoy the proportionate share of the roof right of the newly constructed building and the flat owners of the building will get the proportionate share of the roof right.

ARTICLE- X: JURISDICTION

Any difference and disputes arising out of this Agreement between the parties herein shall be referred to any competent Court of Law having pecuniary and territorial jurisdiction to try the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of the Shali land measuring about **15.55 decimal** land in R.S Dag No. 4030 under R.S Khatian No. 5462 and the Doba land measuring about **1 Cottah 1 Chittack 30 Sq.ft or 1.82 decimal** land in R.S Dag No. 4031 under R.S Khatian No. 8334 and the Doba land measuring about **9 Chittack 30 Sq.ft or 0.99 decimal** land in R.S Dag No. 4032/5318 under R.S Khatian No. **8334 total measuring about 18.36 decimal** land in P. K Banerjee Road within Ward no. 08 of Baruipur Municipality being Holding No. 170, 170/A/1, 170/B/1 of Mouza - Baruipur, A.D.S.R. Office - Baruipur, Pargana - Medanmolla, Touzi No. - 250, J.L - 31 under P. S - Baruipur, District South 24 Parganas and the total land is delineated with colour "Red" in the map annexed herewith.

SECOND SCHEDULE ABOVE REFERRED TO

(Landowner's Allocation)

ALL THAT piece and parcel of **20%** of the total built up area of the flats, commercial spaces, shops etc will be provided to the Landowner of the sanctioned building plan together with all easement and quasi easement rights and liabilities along with all undivided undemarcated impartable proportionate share of the land and the land underneath the building

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayane Naskar

Director

including all common amenities and facilities as per the building plan to be sanctioned by the Baruipur Municipality for the proposed new building to be constructed at the said First Schedule.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT piece and parcel of remaining **80%** of the total built up area of the flats, commercial spaces, shops etc will be provided to the Developers of the sanctioned building plan together with all easement and quasi easement rights and liabilities along with all undivided undemarcated impartable proportionate share of the land and the land underneath the building including all common amenities and facilities as per the building plan to be sanctioned by the Baruipur Municipality for the proposed new building to be constructed at the said First Schedule.

FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

1. The total land upon which the multi storied building will constructed and built and all assessments, rights and appurtenances belonging to the land and the building.
2. The premises of the lodging of Generators if any.
3. The foundations, columns, girders, beams, supports, main walls corridors, lobbied, stairs stairways, lift/ elevator, water tanks entrance and exists of the building mean for common user of all the flat owners including the Landowners and Developers.
4. Installations of common services, such as light, gas, sewerage etc. meant for common use of all Flat and a Commercial spaces or apartment owners.
5. The cellars, yards etc. if any.

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Brabani Raichaudhary
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Neelkan
Director

6. All common passage of all floors, proportionate share of roof right, stair landing approaching to the Flat and a Commercial spaces and also connecting to the main entrance of the premises at ground floor.
7. Drainage, sewerage electrical installations water pump, deep tube well, water pipes, reservoir both underground and overhead.
8. Plumbing installations save and except the installation within the Flat.
9. Lighting of passage and common areas.
10. To use the septic tank, common with other and to maintain the same collectively with the other flat owners of the building.
11. Electric meter room and the electric meter space and in general all apparatus and installations exists or to be installed for the common use.
12. All open to sky space on the ground floor mean for ingress and egress to and from the flat.
13. Such other common facilities as may be specifically provided for in the declaration.
14. All other parts of the property necessary of convenient to its existence maintenance and safety or normally in common use of the building.

FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

- i) All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Purchasers, the Landowners and Developers and all apartment owners of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owners with the Landowners and Developers in common as aforesaid and the boundary walls of the building, compound etc. the costs of sweepers,



RAI CHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sraboni Rai Chaudhuri
Director

RAI CHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskara
Director


- electricians etc. for the common areas and facilities and the said expenses will be paid by the unit owners, landowners proportionately.
- ii) The Municipal taxes levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Fourth schedule herein above and all sums assessed against the apartment owners.
- iii) Costs of establishment and operations of the Association relating to the common purposes.
- iv) Litigation expenses incurred for the common purposes.
- v) Office Administrative over head expenses incurred for maintaining the office for common purposes.

SIXTH SCHEDULE ABOVE REFERRED TO

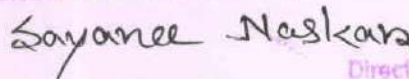
(Miscellaneous)

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Landowner's allocations to the Landowners within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raid, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labors, changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developers or as creating any right, title or interest in respect thereof in the Developers other than an exclusive license to the Developers to commercially exploit the same as per mutually agreed plan or construction in terms hereof.

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED


Srabani Rai Chaudhuri
Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED


Sayanee Naskara
Director

- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowners.
- iv) The parties hereto have agreed to register this instrument as and when required.
- v) The Developers have the right to amalgamate the First Schedule property mentioned herein above with adjacent premises with the intimation to the Landowners but the Landowners will not get any extra advantage for this amalgamation.

SEVENTH SCHEDULE ABOVE REFERRED TO
(Specifications of construction)

1. Foundation & Structures

- a. Deep RCC pile foundation
- b. RCC framed structure on concrete piles

2. Walls

- a. Putty interiors
- b. Attractive external finish with best quality cement paint

3. Windows

Aluminum windows with large glass panes

4. Doors

- a. All doors will be of wooden.
- b. Main door in Plywood.
- c. Solid core commercial hot pressed phenol bonded flush doors with accessories.

5. Flooring

Floor Marbles/Tiles.

6. Kitchen

- a. Black stone kitchen counter top
- b. Coloured design ceramic tiles up to height of 3 ft.



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srilaxmi Raichaudhuri

Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayaneel Naskara

Director

- c. Provision for exhaust fan
- d. One sink with tab

7. Water Supply

- a. Overhead Reservoir will be at top as per design.
- b. Electrical pump with motor will be installed at ground floor to deliver water to overhead Reservoir from the deep Tube-well or Municipal water line

8. Bathrooms

- a. Coloured / designed ceramic tiles up to height of 5 ft.
- b. Concealed plumbing system using standard make pipes and fittings.
- c. White sanitary with ISI mark.
- d. Provision of exhaust fan.

9. Electricals

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- c. Electrical Calling Bell point at entrance of residential flats
- d. T.V. point in living room

10. Special Features

- a. Common Staff toilet in ground floor (optional)
- b. Boundary walls with decorative grills and gate
- c. Deep tube-well and overhead tank
- d. Roof treatment for water proofing
- e. Lift will be provided.



RAJCHAUJURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhary
Director

RAJCHAUJURI CONSTRUCTION PRIVATE LIMITED

Sayanees Neekara
Director

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. Protonm Choshu
of Bondip Choshu
Shoson, P.O. & P.S. Baruijerra
Ward No. 9, 2h Barangans (3)
Kolkata - 700144

RUPA ROY
Piya Roy
Anupam Panda.

2. Sushanta Mandal,
of Begampur.

SIGNATURE OF THE LANDOWNERS

RAJCHAUDHURI CONSTRUCTION PRIVATE

Shrabani Rai Chaudhuri
Sayanee Naskara

Director

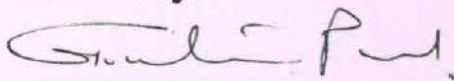
SIGNATURE OF THE DEVELOPERS

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Shrabani Rai Chaudhuri

Director

Drafted by:-


GOUTAM PAUL

Advocate

Baruijerra Civil Court

Kolkata - 700144

F-1305/2009

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Naskara

Director

MEMO OF RECEIPT

Received **Rs. 2,00,000/- (Rupees Two Lakh)** only from the Developer as full and final consideration amount:-

By Cash

Rs. 2,00,000/-

(Rupees Two Lakh) only

WITNESSES:

1. Prothom Ghosh

2. Sushasmita Manda

Rupa Roy

Puja Roy

Anupam Pande.

SIGNATURE OF THE LANDOWNERS

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Raichaudhuri

Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Naskara

Director

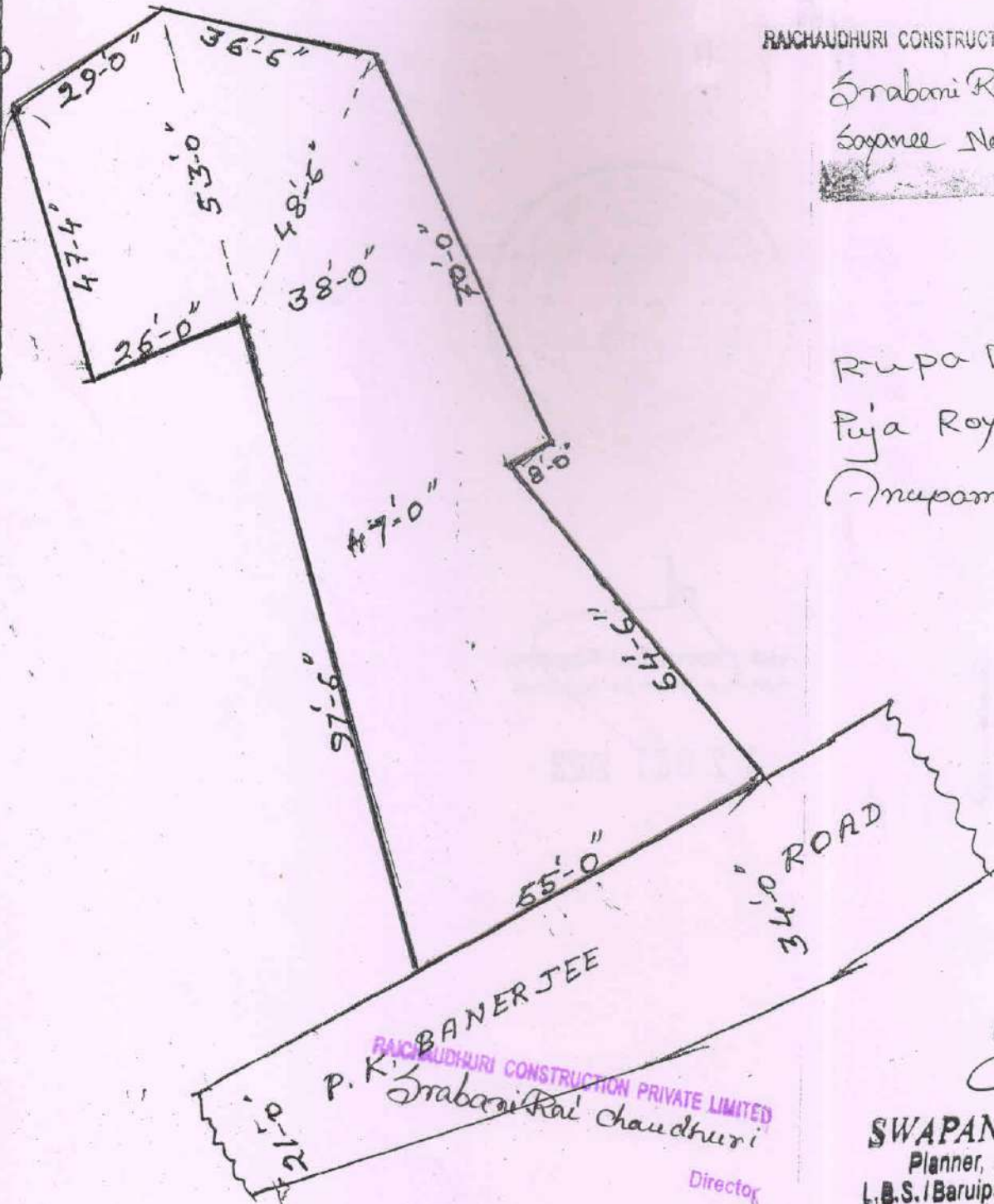
SITE PLAN OF LAND BOUNDED BY RED LINE AREA AT MOUZA - BARUIPUR.
T.L. NO-31, DAG. NO-4030, 4031(P), 4032/5, 318(P) WARD NO-8, HOLDING
NO-170, 170/A/1, 170/B/1 UNDER BARUIPUR MUNICIPALITY.

P.S. - BARUIPUR, KOL-144.

AREA OF LAND:- 10-KA-13 CHATAK/17.87 DECIMALE.

OWNER'S NAME:- RUPA ROY & OTHERS.

SCALE:- 1" = 25'-0"



RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Shrabani Rai Chaudhuri
Sayanee Naskara

Director

Rupa Roy
Puja Roy
Anupam Panda

P.K. BANERJEE
RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Shrabani Rai Chaudhuri
Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskara
Director

SWAPAN MITRA
Planner, Estimator
L.B.S./Baruipur Municipality
Baruipur, Kolkata-700144
L.No. 221LBS/BU/03

Traced By



A
Asst. District Sub-Registrar
Ranivur, South 24 Paranes

12 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



Rup Roy

Rup Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Pija Roy

Pija Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Anupam Panda

Anupam Panda	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Brabani Rai Chaudhuri

Brabani Rai Chaudhuri	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SACHCHIDHURI CONSTRUCTION PRIVATE LIMITED
 Soyonee Naskara Director
 Brabani Rai Chaudhuri Director





Dist. Sub-Registrar
Barurpur, South 24 Parganas

12 OCT 2023





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SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

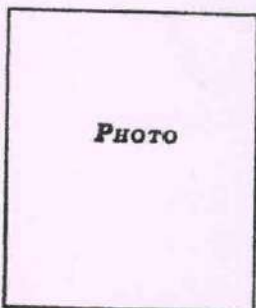
Sayanee Nasikara



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

RAYCHAUDHURI CONSULTING PRIVATE LIMITED

RAYCHAUDHURI CONSULTING PRIVATE LIMITED

Sayanee Nasikara
Director

Surbani Raichaudhuri
Director



Addl. District Sub-Registrar
Banour, South 24 Parganas

12 OCT 2023

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Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



121020232025608462

GRIPS Payment Detail

GRIPS Payment ID: 121020232025608462 Payment Init. Date: 12/10/2023 09:15:27
Total Amount: 9024 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 6121693092625 BRN Date: 12/10/2023 09:16:04
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mrs Srabani Rai Chaudhuri
Mobile: 7003018828

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240256084638	Directorate of Registration & Stamp Revenue	9024
Total			9024

IN WORDS: NINE THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri
Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Naskar
Director



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



192023240256084638

GRN Details

GRN: 192023240256084638 Payment Mode: SBI Epay
GRN Date: 12/10/2023 09:15:27 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6121693092625 BRN Date: 12/10/2023 09:16:04
Gateway Ref ID: IGAQHPPCS1 Method: State Bank of India NB
GRIPS Payment ID: 121020232025608462 Payment Init. Date: 12/10/2023 09:15:27
Payment Status: Successful Payment Ref. No: 2002605089/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Srabani Rai Chaudhuri
Address: P.K Banerjee Road, Shasan, Kolkata - 700144
Mobile: 7003018828
Period From (dd/mm/yyyy): 12/10/2023
Period To (dd/mm/yyyy): 12/10/2023
Payment Ref ID: 2002605089/2/2023
Dept Ref ID/DRN: 2002605089/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002605089/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	9010
2	2002605089/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	9024

IN WORDS: NINE THOUSAND TWENTY FOUR ONLY.

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskar
Director

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



1. NAME (নাম) :- Bitam Ghosh
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) :- Pradip Ghosh
3. OCCUPATION (পেশা) :- Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) :- Shantanu POST
OFFICE (পোস্ট অফিস) :- Baramipura
POLICE STATION (থানা) :- Baramipura PIN 750144
DISTRICT (জেলা) :- South 24 Parganas STATE (রাজ্য) :- West Bengal
5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) :- Neighbor
Known Person
6. AADHAR NO: 2752 4044 8805 PAN
EPIC NO: MOBILE NO: 7003544957

আমি (শনাক্তকারী) অএ দলিলের

(Query No.) 2002605089/23 বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

7. as identifier identifying the executants
of the concerned deed (Query No).....

Bitam Ghosh

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Shrabani Rai Chaudhuri

Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Naskar

Director

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



121020232025704404

GRIPS Payment Detail

GRIPS Payment ID: 121020232025704404 Payment Init. Date: 12/10/2023 15:03:06
Total Amount: 8000 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 1290036155813 BRN Date: 12/10/2023 15:03:53
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

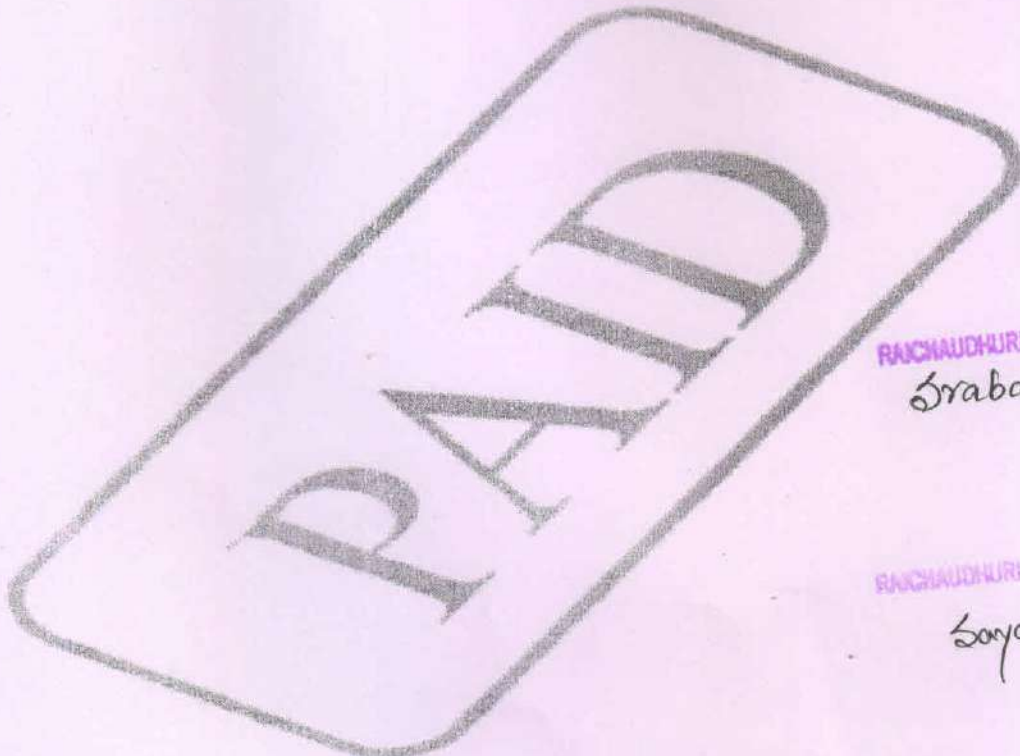
Depositor's Name: Mr Srabani Rai Chaudhuri
Mobile: 7003018828

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240257044058	Directorate of Registration & Stamp Revenue	8000
Total			8000

IN WORDS: EIGHT THOUSAND ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhuri
Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskar
Director



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



192023240257044058

GRN Details

GRN: 192023240257044058 Payment Mode: SBI Epay
GRN Date: 12/10/2023 15:03:06 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1290036155813 BRN Date: 12/10/2023 15:03:53
Gateway Ref ID: IGAQHRANA5 Method: State Bank of India NB
GRIPS Payment ID: 121020232025704404 Payment Init. Date: 12/10/2023 15:03:06
Payment Status: Successful Payment Ref. No: 2002605089/8/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Srabani Rai Chaudhuri
Address: P.K Banerjee Road, Kolkata 700144
Mobile: 7003018828
Period From (dd/mm/yyyy): 12/10/2023
Period To (dd/mm/yyyy): 12/10/2023
Payment Ref ID: 2002605089/8/2023
Dept Ref ID/DRN: 2002605089/8/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002605089/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	6000
2	2002605089/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	2000
Total				8000

IN WORDS: EIGHT THOUSAND ONLY.

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskar
Director

Major Information of the Deed

Deed No :	I-1611-09119/2023	Date of Registration	12/10/2023
Query No / Year	1611-2002605089/2023	Office where deed is registered	
Query Date	11/10/2023 12:37:13 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Goutam Paul Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 7003018828, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 2,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 60,11,585/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 16,010/- (Article:48(g))	Rs. 2,014/- (Article:E, A(1),)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: P.K.Banerjee Road, Mouza: Baruipur, , Ward No: 8, Holding No:170 JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4030	RS-5462	Bastu	Shali	15.55 Dec		50,89,086/-	Property is on Road Adjacent to Metal Road,
L2	RS-4031	RS-8334	Bastu	Doba	1 Katha 1 Chatak 30 Sq Ft		5,96,249/-	Property is on Road Adjacent to Metal Road,
L3	RS-4032/5318	RS-8334	Bastu	Doba	9 Chatak 30 Sq Ft		3,26,250/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			18.3688Dec	0 /-	60,11,585 /-	
	Grand Total :				18.3688Dec	0 /-	60,11,585 /-	



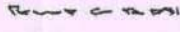


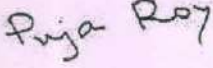


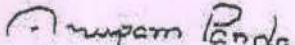
RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Grabani Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayanee Naskar
Director

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Rupa Roy Wife of Late Goutam Roy Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	 12/10/2023	 Captured LTI 12/10/2023	 12/10/2023
Shasan, City:- , P.O:- Ramgopalpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4j, Aadhaar No: 26xxxxxxxx1496, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Puja Roy Wife of Shri Shuvendu Roy Chowdhury Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	 12/10/2023	 Captured LTI 12/10/2023	 12/10/2023
P. K. Banerjee Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxxx2a, Aadhaar No: 76xxxxxxxx0083, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Anupam Panda (Presentant) Son of Shri Banabehari Panda Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office	 12/10/2023	 Captured LTI 12/10/2023	 12/10/2023
B.k. Roy Chowdhury Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bbxxxxxx2q, Aadhaar No: 73xxxxxxxx0906, Status :Individual, Executed by: Self, Date of Execution: 12/10/2023 , Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office				

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Smrabani Rai Chaudhuri

Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED



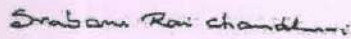


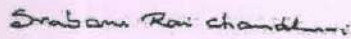


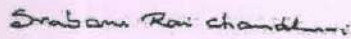









Soyanee Neelkar

Director

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raichaudhuri Construction Private Limited P K Banerjee Road Shasan, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.:: aaxxxxxx8j,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>Srabani Rai Chaudhuri Wife of Subhas Rai Chaudhuri Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Oct 12 2023 3:23PM</td> <td>LTI 12/10/2023</td> <td>12/10/2023</td> </tr> </tbody> </table> <p>P K Banerjee Road Shasan, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3C, Aadhaar No: 72xxxxxxxx5506 Status : Representative, Representative of : Raichaudhuri Construction Private Limited (as director)</p>	Name	Photo	Finger Print	Signature	Srabani Rai Chaudhuri Wife of Subhas Rai Chaudhuri Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured			Oct 12 2023 3:23PM	LTI 12/10/2023	12/10/2023
Name	Photo	Finger Print	Signature										
Srabani Rai Chaudhuri Wife of Subhas Rai Chaudhuri Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured											
	Oct 12 2023 3:23PM	LTI 12/10/2023	12/10/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Sayanee Naskar Daughter of Karuna Karan Naskar Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Oct 12 2023 3:24PM</td> <td>LTI 12/10/2023</td> <td>12/10/2023</td> </tr> </tbody> </table> <p>Chitte Janjal Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx9A, Aadhaar No: 64xxxxxxxx0011 Status : Representative, Representative of : Raichaudhuri Construction Private Limited (as director)</p>	Name	Photo	Finger Print	Signature	Sayanee Naskar Daughter of Karuna Karan Naskar Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured			Oct 12 2023 3:24PM	LTI 12/10/2023	12/10/2023
Name	Photo	Finger Print	Signature										
Sayanee Naskar Daughter of Karuna Karan Naskar Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured											
	Oct 12 2023 3:24PM	LTI 12/10/2023	12/10/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Pratim Ghosh Son of Pradip Ghosh Shasan, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144		 Captured	
	12/10/2023	12/10/2023	12/10/2023

Identifier Of Smt Rupa Roy, Smt Puja Roy, Shri Anupam Panda, Srabani Rai Chaudhuri, Sayanee Naskar

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Srabani Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayanee Naskar
Director

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-0.607292 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-0.607292 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-0.607292 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-0.332292 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-0.332292 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-0.332292 Dec

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Shrabani Rai Chaudhuri
 Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED
Sayonee Naskar
 Director

Endorsement For Deed Number : I - 161109119 / 2023

On 12-10-2023

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

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

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

Presented for registration at 13:46 hrs on 12-10-2023, at the Office of the A.D.S.R. BARUIPUR by Shri Anupam Panda , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,11,585/-

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

Execution is admitted on 12/10/2023 by 1. Smt Rupa Roy, Wife of Late Goutam Roy, Shasan, P.O: Ramgopalpur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Business, 2. Smt Puja Roy, Wife of Shri Shuvendu Roy Chowdhury, P. K. Banerjee Road, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Shri Anupam Panda, Son of Shri Banabehari Panda, B.k. Roy Chowdhury Road, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Pratim Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 12-10-2023 by Srabani Rai Chaudhuri, director, Raichaudhuri Construction Private Limited, P K Banerjee Road Shasan, City:- , P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Pratim Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 12-10-2023 by Sayanee Naskar, director, Raichaudhuri Construction Private Limited, P K Banerjee Road Shasan, City:- , P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Pratim Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014.00/- (A(1) = Rs 2,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2023 9:16AM with Govt. Ref. No: 192023240256084638 on 12-10-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6121693092625 on 12-10-2023, Head of Account 0030-03-104-001-16

Online on 12/10/2023 3:03PM with Govt. Ref. No: 192023240257044058 on 12-10-2023, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1290036155813 on 12-10-2023, Head of Account 0030-03-104-001-16

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri
Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Soyanee Naskar
Director

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 15,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 950, Amount: Rs.1,000.00/-, Date of Purchase: 11/10/2023, Vendor name: S Naskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2023 9:16AM with Govt. Ref. No: 192023240256084638 on 12-10-2023, Amount Rs: 9,010/-, Bank: SBI EPay (SBlePay), Ref. No. 6121693092625 on 12-10-2023, Head of Account 0030-02-103-003-02
Online on 12/10/2023 3:03PM with Govt. Ref. No: 192023240257044058 on 12-10-2023, Amount Rs: 6,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1290036155813 on 12-10-2023, Head of Account 0030-02-103-003-02

S. Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayane Naskar

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 186388 to 186427
being No 161109119 for the year 2023.



S. Mandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2023.10.13 16:59:31 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 13/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Sayaneel Nasikar

Director