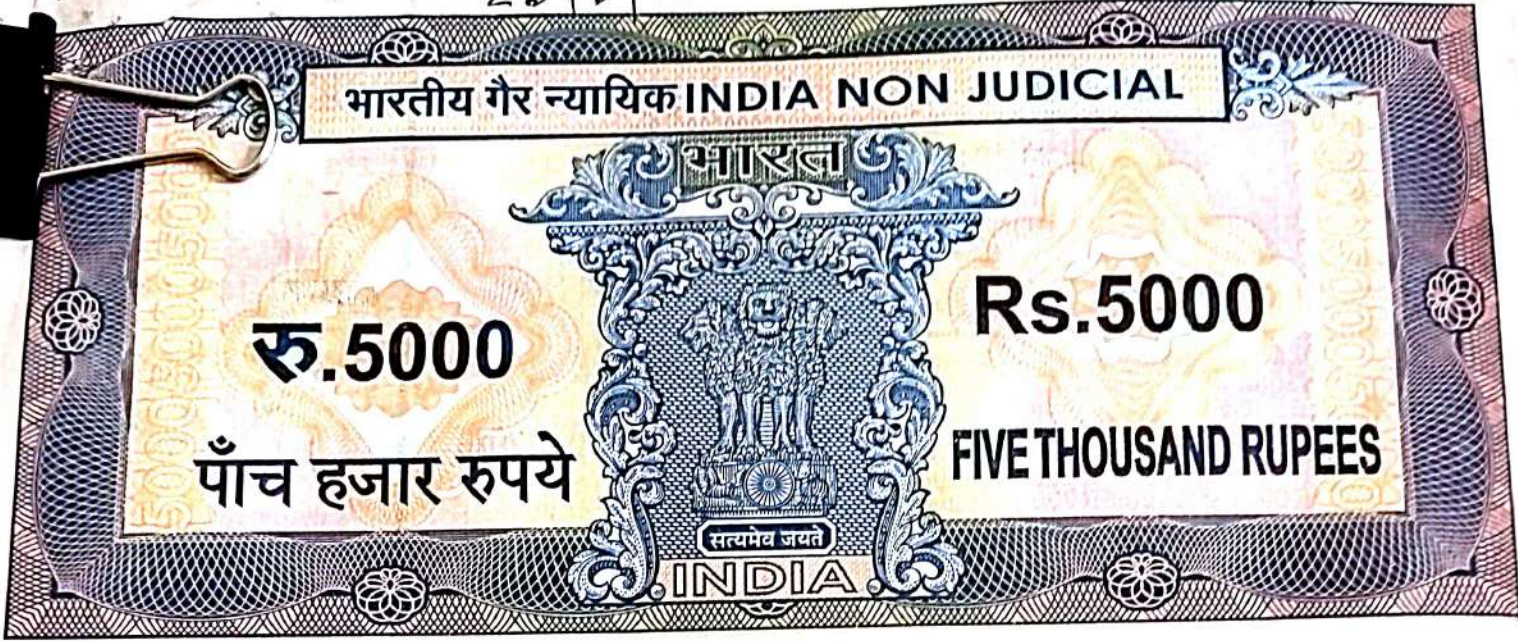


2375/2020

F-2307/2020



पश्चिम बंगाल WEST BENGAL

2-2-1180494/20 F 507479

Certified that the document in admre
to registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document.

Ashu
Additional District Sub-Registrar
Belghoria, 24 Pgs. (14)

24 SEP 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this
the 24th day of September, 2020,

BETWEEN

SRI SUBRATA BHOWMICK (PAN : AEAPB6770J, Aadhar No.658323701059), son of Late Prafulla Kumar Bhowmick, by occupation - Retired, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(2) SMT. SUBRA BHOWMICK (PAN : AYAPB6446M, Aadhar No.337784639027)**, wife of Late Susanta Kumar Bhowmick, by occupation - Housewife, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(3) SMT. BARSHA PAUL (PAN : AYAPB6442R, Aadhar No.787318498568)**, wife of Sri Sabyasachi Paul, by occupation - Housewife, residing at 1/109, Jatindas Nagar, P.O. & P.S. - Belgharia, Kolkata - 700056, District - North 24 Parganas, **(4) SMT. ANITA CHAKRABORTY (PAN : AJQPC4470K, Aadhar No.631969416289)**, wife of Sri Raghunath Chakraborty, by occupation - Housewife, residing at G-01/4, No.2, 6 Block, 1st floor, Platinum City, 2, H.M.T. Main Road, P.O. & P.S. - Yashwantpur, Bangalore, Karnataka - 560022, **(5) SMT. JOLLY DAS (PAN : AWOPD3809L, Aadhar No.936651848966)**, wife of Sri Pranab Kumar Das, by occupation - Housewife, residing at 91/1, Sahid Bimalendu Roy Chowdhury Road, Arabindo Nagar, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, **(6) SMT. PALLY SAHA (PAN :**

ALPS4093C, Aadhar No.202067557917), wife of Sri Kamal Kumar Saha, by occupation - Housewife, residing at 427/2, Madhusudan Banerjee Road, Near Mangaldeep Marriage Hall, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, **(7) SMT. SWATI BHOWMICK (PAN : ADYPB3541L, Aadhar No.204187433551)**, wife of Late Amal Kumar Bhowmick, by occupation - Service, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(8) SRI AAKASH BHOWMIK (PAN : BMUPB1131J, Aadhar No.771294040208)**, son of Late Amal Kumar Bhowmik, by Occupation - Service, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(9) SRI ARGHADEEP BHOWMIK (PAN : CPBPB4326N, Aadhar No.909582994158)**, son of Late Amal Kumar Bhowmik, by Occupation - Service, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(10) SMT. JHARNA BHOWMICK (PAN : BSPPB4936G, Aadhar No.666312698676)**, wife of Late Santosh Kumar Bhowmick, by occupation - Housewife, residing at 9, East Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(11) SRI PRIYABRATA BHOWMICK (PAN : BCCPB2053F, Aadhar No.616196095711)**, son of Late Santosh Kumar Bhowmick, by

...pation - Service, residing at 9, East Belgharia 1st Lane, P.O. -
Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24
Parganas and **(12) SRI DEBABRATA BHOWMICK (PAN :
BSPPB4935F, Aadhar No.536018980958)**, son of Late Santosh
Kumar Bhowmick, by occupation - Business, residing at 9, East
Belgharia 1st Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata -
700083, District - North 24 Parganas, hereinafter jointly/collectively
referred to and as the "**OWNERS**" (Which terms or expressions shall
unless excluded by or repugnant to the context be deemed to mean
and include his/her/their heirs, executors, administrators, legal
representatives and assigns) of the **ONE PART**.

AND

M/S. CHOUDHURY CONSTRUCTION, a Proprietorship Firm having
its Principals Place of Business at 126, K.S. Dutta Road, Nimta, P.O. &
P.S. - Nimta, Kolkata - 700049, District- North 24 Parganas,
represented by its proprietor named **SRI SUMAN CHOWDHURY (PAN
- AIWPC7523Q)**, son of Sri Bhaskarananda Chowdhury, by faith -
Hindu, by Nationality - Indian, by occupation- Business, residing at
126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049,

act - North 24 Parganas, , hereinafter referred to and called as the **DEVELOPER**" (Which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heir/heirs, executors/executors, administrator/administrators, legal representative/representatives and assigns) of the **OTHER PART**.

WHEREAS:-

1. The owners herein are the joints owners of a amalgamated plot of land measuring about 4 Cottahs 0 Chittacks 40 sq.ft. at premises physically 3 Cottahs 5 Chittacks 0 sq.ft. more or less bastu Land without common passage along with 200 sq. ft. R.T. Shed structure standing thereon lying and situated at Mouza – Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in R.S. Dag No.5365, under R.S. Khatian No.429, having Municipal Holding No.11/1, East Belgharia 1st Lane, Kolkata – 700049, under Ward No.08, within the local limits of North Dum Dum Municipality within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. – Nimta, and being premises no. 9, East Bengharia 1st Lane, P.O. & P.S. – Nimta, Kolkata – 700049 in the District of North 24 Parganas,

way of inheritance as well as gift morefully and particularly mentioned in the schedule hereunder written.

Since the owners herein is/are seized and possessed of and/or otherwise well and sufficiently entitle to the said land property and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper.

2. The owners mutated his/her/their names in the records of the B.L. & L.R.O. and Local Municipality in respect of the aforesaid property and is paying municipal taxes and Govt. rents upto date against his/her/their names as absolute owners and occupiers thereof.
3. The DEVELOPER have requested the owners to allow him to develop the said Land/properties and premises described in the schedule hereunder written.
4. The owners have agreed to authorize the DEVELOPER to develop

to be demolished the existing buildings/houses/ structures hereon, if any and constructing new multi-storied building thereon comprising flats/Shops/ Garages on ownership basis and the owners is/are agreeable to directly convey the said land with the new building thereon and other structures to any purchaser/other Body that will be formed by the purchasers of flats and other premises in such building, on the following terms and conditions agreed to and between the parties hereto.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. THE DEVELOPER shall Develop the said land described in schedule hereunder written (hereinafter referred to as THE SAID PROPERTY) as may be permitted by all concerned authorities and the OWNERS hereby agrees to entrust and hand over the vacant possession to the DEVELOPER, the work and right of development of the said property described in the schedule hereunder written on the terms hereinafter contained.
2. The DEVELOPER hereby to develop and/or cause to be developed the said property on the terms mentioned herein and as

permitted by the concerned authorities by constructing one multi-storied building thereon comprising flats/ Shops/Garages on the said plot and other premises on ownership basis. The DEVELOPER agrees that he/ they will obtain whatever permissions are required to develop the said property at his/their own costs and on his/their own responsibility in the name of the OWNERS/ DEVELOPER. ↙

3. The OWNERS shall hand-over the Original or Xerox copy of title Deeds and other Original necessary papers and documents of the said property to the Developer after execution of this Agreement. ↙

4. It is agreed that one General/Development Power of Attorney in connection with all related matters of the said property for the purpose of its development will be executed by the owners in favour of Developer.

5. It is also agreed that the Developer after obtaining original sanctioned plan in the name of the Owners/Developer at his/their own costs, shall hand-over one copy of it to the owners.

6. In consideration of the OWNERS having agreed to entrust to the DEVELOPER, development of the said property described in the

schedule hereunder written and to confer upon the DEVELOPER the rights, powers, privileges and benefits as mentioned herein, the DEVELOPER agrees, privileges and benefits as mentioned herein, the DEVELOPER agrees to pay to use the OWNERS consideration money a sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only adjustable money, which will be paid as mentioned below and except this the Owners will also get 2 (two) flats measuring about 480 sq.ft. super built up area each of the proposed multi - storied building together with undivided proportionate share, interest, facilities in the land as owner's allocation morefully and particularly described below and after this the OWNERS will never claim anything. And rest of the proposed multi -storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

AND one shifting will be given jointly to the land owners nos. 10 to 12 upto rent of Rs.5,000/- (Rupees five thousand) only per month by the Developer, till the handing over of the possession of their allocation.

AND the owners will pay individual electric meter charges for their respective flats.

AND Developer will made Agreement for sale with any party /parties and that will also register if needed and after execution and registration of Agreement for Sale the Developer will register Deed of Conveyance after keeping the owners' allocation.

7. This agreement will not be treated as partnership between the OWNERS and the DEVELOPER but it will be treated as a development agreement of the said plot between the OWNERS and DEVELOPER. The DEVELOPER is given a right to develop the said plot as aforesaid.

8. The DEVELOPER is satisfied that the OWNERS is/are the full and absolute owners of the said property and that the property is not subject to any mortgage, charge or any other encumbrances.

9. The DEVELOPER shall not start any work of development on the said property unless the building plan are sanctioned by the Municipality in favour of the OWNERS/ DEVELOPER.

10. The development of the said property by construction of building/ buildings thereon shall be done at the entire costs, expenses and risk and on the entire account of the DEVELOPER. The proposed building to be constructed on the said property and all dwelling units

hereon will be in accordance with the scheme of the State Government under the Urban Land and Other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application of the purpose to the authorities concerned at his/their own costs and expenses in the name of the OWNERS/ DEVELOPER and the OWNERS together with shall joint in such application but the responsibility of obtaining such permissions will be on the DEVELOPER and at his/their own cost.

11. The OWNERS shall at the request and costs of the DEVELOPER sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building and approval by North Dum Dum Municipality or other authorities provided that all costs, charges and expenses including Architects Fees in this connection shall indemnify and keep indemnified the OWNERS from the and against all actions, suits, proceedings, fines, penalties, architect's fees and all cost, charges, expenses, and damages incurred or suffered by the OWNERS.

12. The DEVELOPER shall be entitled to carry out at his/their own costs, charges and expenses in all respects all or any item of work for

development of the said property including laying of drainage, cables, water pipes, and other connections and lighting of roads, and other items as per the terms and conditions imposed by the North Dum Dum Municipality while sanctioning the lay-out scheme and the said plans and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of building and structures thereon. All finances for completion of the said items of work shall be provided, born and paid by the DEVELOPER alone.

The OWNERS hereby agrees to render all assistance and Co-operation that may be required by the DEVELOPER from time to time to carry the development work in respect of the said property and construction and completion of building and structures thereon in accordance with terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or rising there from provided that the OWNERS shall not be liable to incur any financial obligation in that behalf.

13. The DEVELOPER shall be at liberty to sell and/or allot the dwelling units of flats and/or any other treatments and/or rights in

the buildings and structures to be constructed on the said property and/or to enter into any package deal arrangement for allotment of buildings and structures to be constructed on the said property at such price and on such terms and conditions and provisions as the DEVELOPER may think fit and any time term which may be imposed by any authority or authorities, provided always that the DEVELOPER shall not be released or discharged from his/their liabilities and obligations hereunder to the OWNERS. All such allotments shall, however, be made by the DEVELOPER at his/their own costs and account and at his/their risk, the intention being that the DEVELOPER shall alone be liable and responsible to such party or parties. The DEVELOPER will be entitled to permit any of the premises to be occupied by any of the allottees of dwelling units of flats or building/house erected on the said property by the DEVELOPER.

14. The DEVELOPER shall deliver undisputed possession of the flat to the flat purchasers and also land owners of the proposed multi-storied building and the land owners not to prevent any way the flat purchasers to enjoy /sale/assign or dispose of his/her/their flat in accordance with the building (Regulation of Provision of Construction & Transferred by Promoters/Developers) Act.

15. The DEVELOPER shall be entitled to put up and permit to be put up advertisement boards upon said property, for his/their building, but without involving the name of the OWNERS in any manner, and which the OWNERS will not be entitled to remove forthwith if any the DEVELOPER have committed any breach of this agreement, but it will settle by both the parties mutually.

16. The DEVELOPER shall directly execute and register any Deed of Conveyance in favour of the purchaser or Group of Purchasers as the Constituted Attorney of the OWNERS, for his allocation, in that case such Deed or Deed of Conveyance shall be prepared by the Advocates for the DEVELOPER.

17. The OWNERS shall sign all application or papers for the necessary permission and sanction of the competent Authority of the State Government under the Provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the transfer of the said property described in the schedule hereunder written either by on deed or as many deeds as required in favour of the body as aforesaid. However, it shall be the responsibility of DEVELOPER to file application with the concerned authorities and pursue the said application and obtain the said

permission of the State Government/Competent Authority at his/their own costs and expenses.

18. It is agreed that after the date of this agreement the DEVELOPER shall pay and discharge all taxes and outgoings including Municipal Taxes, and all other Charges, Rates, Cess, Taxes that may be levied by a public body or authorities in respect of the said property and which would be payable by the OWNERS as OWNERS. The DEVELOPER shall indemnify and keep indemnified the OWNERS from and against non-payment thereof. In the event of the DEVELOPER pay in any refundable deposit to the Municipality and other concerned authorities in the course of the development of the said property in the name of the OWNERS / DEVELOPER. The Developer shall be entitled to refund of such deposit in his/their own name. To enable the DEVELOPER to obtain the refund, the OWNERS shall sign or execute all such documents, writings as may be require in that behalf.

19. It is further agreed that the DEVELOPER shall complete the construction of the proposed multi -storied building/house within a period of 18 months from the date of sanctioned Building Plan.

The DEVELOPER shall be entitled to have an extension period of 6 (Six) months over the stipulated time of 18 months for completion of the proposed multi-storied building for any urgent reasons which is beyond the control of the DEVELOPER for the construction of the building is held up or remains incomplete.

20. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction the DEVELOPER shall bear the responsibility and liability thereof and shall keep the land OWNERS safe and harmless and indemnify and against all suits, cases, claims, demands, right and actions in respect of such eventualities. Any financial loss arising out of such event the DEVELOPER shall borne all such expenses.

21. It is agreed upon the completion of the proposed multi-storied building and handing over the possession of the Flat/Dwelling Units Purchaser in the proposed building, the taxes of the said Flat/Dwelling Units shall be borne by the Flat /Dwelling Units

Purchaser separately as per his/her/their proportionate share from the date of taking over the possession of the said flat/Dwelling Units.

22. After expiry of 30 (Thirty) days subsequent to the receipt of possession letter the Flat/Dwelling Units Purchaser shall pay to the flat Owners Association Proportionate Service Charges, maintenance expenses or any other proportionate shares towards the repairs, maintenance of common spaces, fixtures, electricity consumption, sewerage plumbing etc.

23. The Land Owners shall not interfere with the process of development or construction work at any stage of development program or in the matter of allotment of flats and shall make available the entire premises of the property with all appurtenant land to the Developer simultaneously and execution of this agreement and give access to the developer to the entirety of the said property. And all payable money by the owners as well as developer will be adjusted before the handing over of the possession of the owner's allocation.

24. The OWNERS declares that no notice from the government or any local body or authority including North Dum Dum Municipality

have been received by or served upon by the OWNERS or any person's interests in the said property.

25. The OWNERS DECLARES:-

- a) That the OWNERS is/are entitled to enter into this agreement with the DEVELOPER and he/they has/have full right and absolute authority to sign and execute the same.
- b) That the OWNERS have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person or persons other than the DEVELOPER and that he has not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.
- c) That the OWNERS have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

26. The DEVELOPER declares that he has entered into this agreement after fully satisfying about the title of the OWNERS

27. The DEVELOPER shall be entitled to enter into separate contracts in his/their own name with building contractor, architect, surveyors and others for carrying out the said development at his /their own risk and cost.

28. This agreement and the clauses herein are subject to "force majeure", which mean and include earthquake, flood, riot, water, storm, tempest, Civil Commotion, war, strike, lockout/or any other act beyond the control of the parties hereto, at the duration whereof the obligations of the parties hereto shall remain suspended.

29. Both the parties hereto agrees that the terms and conditions contained in this Agreement shall be adhered to the most cordial and friendly manner. If any complications beyond the agreed terms and conditions incorporated in this Agreement both parties shall endeavour to settle the said dispute by mutually.

However, if any dispute or differences arises between the parties in this agreement for effective inter protection of the terms and conditions herein, the same shall be referred to either an Advocate or Arbitrator chosen jointly by the parties hereto or two such separate Advocate or Arbitrator one of each party with a third natural umpire

whose decision and as word as envisaged or the Indian Arbitration Act, 1996, as amended shall be final and binding on both the parties.

OWNER'S ALLOCATION :-

The Land owner's will get a sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only, out of which Rs.1,00,000/- (Rupees one lakh) only will be paid at the time of execution of this agreement and the balance sum of Rs.27,00,000/- (Rupees Twenty Seven Lakhs) only will be paid part by part within 18 months from the date of sanctioned building plan as adjustable money and the Owners will also get 2 (two) flats measuring about 480 (four hundred eighty) sq.ft. super built up area each on the ground floor of the proposed multi - storied building together with undivided proportionate share in the land, interest and facilities etc.

DEVELOPER'S ALLOCATION :-

AND rest of the constructed as well as super built up area of the proposed multi - storied building together with undivided proportionate share in the land, interest and facilities etc. will be the Developer's Allocation.

SPECIFICATION OF CONSTRUCTION

1. STRUCTURE : R.C.C. Frame by structural works by the R.C.C. Columns, beams, lintels, roof etc.
2. OUTSIDE WALL : 8" thick brick walls with bricks and sand cement mortar.
3. INSIDE WALLS : 5" thick partition wall of rooms and 3" thick bath room partition with brick works and cement mortar.
4. PLASTERING : Plastering with sand and cement in proper proportion for outside and inside walls, ceiling etc.
5. DOORS : All doors frames will be made of wood and the shutters will be made of flush or commercial - board including the hinges and aluminum door bolt, handle and necessary fittings. Excepting entry door,

- which will be of good quality & longevity.
6. LOCK : One mortidge lock and one eye hole will be provided in main door.
7. WINDOWS : All windows will be made of steel with integrated M.S. Grills and glass fittings.
8. FLOORING & WALLS : All bed rooms , dining / drawing room, kitchen and balcony will be floored with tiles and 6" skirting tiles.
- Toilet floor will be finished with tiles and walls shall be fitted with glazed tiles upto 6'.
- All the walls be made smooth with plaster of paris finish with a single coat of primer.
9. SANITARY & PLAMMING : The toilet will be provided with 18"/20 W/D Pan with jet & cover and to be attached with bedroom, if require. and another toilet to be provided with Indian

style to be provided for common use in each flat.

Two tap, one shower and one low down glass fabric cistern + one for jet for each bathroom.

Kitchen shall be provided with one stainless steel sink and two taps.

Dining/Drawing room shall be provided with one wash basin with one tap with control valve.

All sanitary items shall be of reputed make.

10. KITCHEN

- : a) Kitchen will be provided with cooking gas facilities i.e. place for keeping the gas cylinder, shelve for keeping the oven & space for keeping utensils.

b) Kitchen slab shall be of green stone. The wall perpendicular to the top kitchen slab shall be fitted with glazed tiles upto standard height of 8'.

11. MAIN ENTRANCE : One collapsible gate on the main entrance of the building.

12. ELECTRICAL WIRING : 1) Concealed wiring in the entire apartment.

2) 4 light, 2 fan and 2 plug point at bed rooms with 15/5 Amp Plug point in OWNERS'S rooms.

3) 3 light, 2 fans, 2 plug no. 15/5 AMP plug point in dining / drawing in OWNERS'S floor etc.

4) 2 light and 1 fan point in the toilet+

plug of point of 15/5 AMP.

5) 2 light, 1 fan and 1 no. 5 AMP plug point in the kitchen. Plus one kitchen chimney point.

6) 1 light point in the balcony.

7) 1 calling bell point in the entrance.

8) 1 telephone point and 1 T.V. cable duct at least in 2 bed rooms & drawing room.

9) 1 AC Point in OWNERS'S floor. in each flat.

All materials to be used for construction and completion of work should be made by superior quality of reputed manufacturers.

:- THE SCHEDULE REFERRED TO ABOVE :-

ALL THAT piece & parcel of a amalgamated plot of bastu land measuring about 4 Cottahs 0 Chittacks 40 Sq.ft. more or less at present physically **3 Cottahs 5 Chittacks 0 Sq.ft.** more or less without common passage along with 200 sq. ft. R.T. Shed lying and situated at/under Mouza - Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in R.S. Dag No.5365, under R.S. Khatian No.429, having Municipal Holding No.11/1, East Belgharia 1st Lane, Kolkata - 700049, under Ward No.08, within the local limits of North Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. - Nimta, and 9, East Bengharia 1st Lane, Nimta, Kolkata - 700049 in the District of North 24 Parganas, which is butted and bounded by:-

- ON THE NORTH :** House of Bimal Bhadra;
- ON THE SOUTH :** 6' ft. Wide Common Passage & House of other Co-Owners;
- ON THE EAST :** House of Narayan Karmakar;
- ON THE WEST :** 12' ft. Wide Road (East Belgharia 1st Lane);

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1. Sugata Bhowmick
9, East Belgharia 1st
lane, Kolkata - 700088,

Barsha Paul
Anush Bhowmik
Sruati Bhowmik
Abhadeep Bhowmik
Suloca Bhowmick
Subrata Bhosrook
Pally Saha
Jolly Das
Anita Chakrabarty
শ্রী সত্য
Biyabrata Bhowmik
Debabrata Bhowmick.
Signature of the Owners

2. Tapan Kr. Mandal
Advocate

CHOUHDURY CONSTRUCTION

Sumon Chowdhury
Proprietor

Signature of the Developer

Drafted and Explained by me :-

Tapan Kr. Mandal
(Tapan Kumar Mandal)
Advocate
High Court, Calcutta,
Bar Association, Room No.16,

Tapan Kr. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001

Received with thanks from the above mentioned Developer a sum of Rs.1,00,000/- (Rupees One Lakh) only as a part of the adjustable consideration money of the land for development mentioned hereinbefore as per memo given below:-

-MEMO OF CONSIDERATION-

Paid on Different Dates-

By cheques

- Rs. 1,00,000/-

Total Rs. 1,00,000/-

(Rupees One Lakh) only

Witnesses:-

1. Sugata Bhattacharya

Barsha Paul
Anush Bhowmik
Smita Bhunia
Abhishek Bhowmik
Subra Bhowmik
Subrata Bhowmik
Pally Saha
Jolly Das
Anita Chakraborty
21st CS 15th

2. Papa Mr. Mandel
Adv.

Touyabrata Bhowmik
Debabrata Bhowmik
Signature of the Owners

SPECIMEN FORM FOR TEN FINGERPRINTS



Abhishek Sharma

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



सनी डी शर्मा

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



Abhishek Sharma

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



Debabrata Bhattacharya

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Subrata Ghosh

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



Suleca Bahawonik

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



Parisha Paul

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



Anite Chakrabarty

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

Major Information of the Deed

No :	I-1526-02307/2020	Date of Registration	24/09/2020
Deed No / Year	1526-2001180494/2020	Office where deed is registered	
Deed Date	23/09/2020 8:13:55 AM		1526-2001180494/2020
Applicant Name, Address & Other Details	Pranay Das Nilachal, Birati, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9330161092, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 30,41,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: East Belghoria Lane, Mouza: Dakshin Nimta, JI No: 8, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5365	RS-429	Bastu	Bastu	3 Katha 5 Chatak	70,000/-	29,81,252/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5.4656Dec	70,000 /-	29,81,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	30,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	30,000 /-	60,000 /-	

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1526-2020, Page from 79545 to 79613
being No 152602307 for the year 2020.



Digitally signed by SAIKAT PATRA
Date: 2020.09.29 16:11:00 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 2020/09/29 04:11:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)