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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*[Signature]*  
Sub-Registrar  
North 24 Parganas

*[Signature]*  
Sub-Registrar  
North 24 Parganas  
18 MAY 2023

18 MAY 2023

## DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 18th day of May, 2023 BETWEEN

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11-05-2023

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ক্রেতার নাম ও মা  
 ঠিকানা উক্তের হাট  
 বিধান নং, সফটওয়্যার সফটওয়্যার এ ডি এস আর  
 মোট টাকার পরিমাণ  
 চালান নং  
 ক্রেতার-স্বাক্ষর, ডেতার-মিতা দল

BIPLAB BISWAS DOTHER  
 7/30 Purbapally, P. Sodep  
 P.S. Kuchak, 1201-110

27 APR 2023

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Anand Kumar Dey  
 S/O Lt. P.C. Dey  
 Gubbang Nagar  
 Sodepur  
 1201-110

Sub-Registrar, Sadpur  
 Sadpur, 1201-110

18 MAY 2023



(1) **SRI BIPLAB BISWAS (PAN-CQVPB9287K)**, son of Late Kumaresh Chandra Biswas, by Faith- Hindu, by Occupation-Service, by Nationality- Indian, residing at 7/30, Purbapally, P.O.-Sodepur, P.S.- Khardah, District- North 24 Parganas, Kolkata-700110, West Bengal, (2) **SRI PRADIP KUMAR BISWAS (PAN-CODPB8474C)**, son of Late Kumaresh Chandra Biswas, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 7/ 30, Purbapally, P.O.-Sodepur, P.S.- Khardah, District- North 24 Parganas, Kolkata-700110, West Bengal, (3)(i) **SRI PRASENJIT SEAL (PAN-GTKPS9954J)**, (3)(ii) **SRI ABHIJIT SEAL (PAN-ESBPS5207J)** both sons of Late Shankari Sil, both by Faith- Hindu, by Occupation-Service, by Nationality- Indian, (3)(iii) **SEEMA KHAN (PAN-CFTPK6523C)**, daughter of Late Shankari Sil and Chittaranjan Seal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Teghoria, P.O.- Jugeberia, P.S.- Ghola, District- North 24 Parganas, Kolkata-700110, West Bengal, (4) **SMT. GAYATRI RANI ROY (PAN-AZKPR1961J)**, wife of Sri Gouranga Chandra Roy, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Milangarh, P.O.-Natagarh, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700113, West Bengal, (5) **SRI SUBRATA DAS (PAN-AUKPD8790J)** son of Late Mita Das and Late Rabidra Chandra Das, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at 19, Barowaritola, P.O. & P.S.-Belgharia, District-North 24 Parganas, Kolkata-700056, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART**

**AND**

**M/S. SHIVAM REAL ESTATE & CONSTRUCTION COMPANY (PAN-BMPPS3115Q)**, a Proprietorship Firm, having its registered office at 167/1/ 1, Naskarpara Road, P.O. Ghusuri, P.S. Malipanchghora, Dist. Howrah- 711107, West Bengal, represented by its proprietor **SRI TARAK NATH SAROJ (PAN- BMPPS3115Q & Aadhaar No. 7154 7782 5114)**, son of Late Munarika Saroj, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 56, Madhab Babu Lane, Ghusuri, P.S. malipanchghora, Dist. Howrah-711107, West Bengal, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-office, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** Sri Satish Chandra Mukhopadhyay son of Late Narayan Chandra Mukhopadhyay was the absolute owner of the land measuring more or less 1.14 Acre in Mouza- Rambhadrabati, J.L.No.7, R.S.No.60, Touzi No.223 of the Collector of North 24 Parganas, comprised and contained in

R.S.Dag No.339, under R.S.Khaitan No.64, within the jurisdiction of Panihait Municipality, under Ward No.22, under P.S.- Khardah, District- North 24 Parganas, by virtue of a Deed of Conveyance, dated 19.09.1949, registered in the office of the Sub Registrar at Barrackpore and recorded in Book No.I, Volume No.30, pages from 50 to 52, beign No.1877 for the year 1949.

**AND WHEREAS** the said Sri Satish Chandra Mukhopadhyay while seized and possessed the said land on 14.03.1958 by a Deed of Conveyance, registered in the office of the Sub Registrar at Barrackpore and recorded in Book No.I, Volume No.22, pages from 69 to 71, being No.1221 for the year 1958 and made by and between the sadi Sri Satish Chandra Mukhopadhyay therein described as the Vendor of the One Part and Sri Kumaresh Chandra Biswas therein described as the Purchaser of the Other Part, the Vendor for a valuable consideration mentioned therein sold, transferred and conveyed a portion of the said land measuring more or less 9 Decimal which equivalent to more or less 5 Cottahas 8 Chittacks be the same or little more or less in Mouza- Rambhadrabati, J.L.No.7, R.S.No.60, Touzi No.223 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.339, under R.S.Khaitan No.64, within the jurisdiction of Panihait Municipality, under Ward No.22, under P.S.- Khardah, District- North 24 Parganas,

**AND WHEREAS** having purchased the said land the said Sri Kumaresh Chandra Biswas mutated his name with the Assessment Register of Panihati Municipality being Municipal Holding No.241 of Purbapally, being Premises No.7/30, Purbapally, under Ward No.22, under P.S.- Khardah, District- North 24 Parganas and constructed a pucca brick built residential building over the said plot of land and had been paying taxes to the authority concerned during his life time.

**AND WHEREAS** the said Kumaresh Chandra Biswas who was Hindu Governed under the Dayabhaga Hindu School of Law died intestate on 17.07.1983, leaving behind his widow namely Smt. Sandhya Biswas, two sons namely Sri Biplob Biswas and Sri Pradip Kumar Biswas and three daughters Smt. Sankari Seal, Smt. Gayatri Rani roy and Smt. Mita Das as his only legal heirs, under the provision of Hindu Succession Act, 1956.

**AND WHEREAS** the said Smt. Sandhya Biswas died intestate on 09.08.2000, leaving behind her two sons namely Sri Biplob Biswas and Sri Pradip Kumar Biswas and three daughters Smt. Sankari Seal, Smt. Gayatri Rani roy and Smt. Mita Das as his only legal heirs, under the provision of Hindu Succession Act, 1956. in respect of her undivided individual share in the said property.



**AND WHEREAS** the said Sri Biplob Biswas and four others submitted a building plan for sanctioned for construction of multi-storied building over the plot of land and the said building plan was duly approved and sanctioned by the Chairman, Panihati Municipality, vide Building Plan No. 135 dated 21.07.2017.

**AND WHEREAS** the said Smt. Sankari Sil, wife of Late Chitta Ranjan Seal died intestate on 21.04.2017, leaving behind her two sons namely Sri Prasenjit Seal and Sri Abhijit Seal and one daughter Smt. Seema Khan as her only legal heirs, under the provision of Hindu Succession Act, 1956 in respect of his undivided individual share in the said property.

**AND WHEREAS** said Smt. Mita Das died intestate on 29.07.2022, leaving behind her only son Sri Subrata Das as his only legal heirs, under the provision of Hindu Succession Act, 1956 in respect of her undivided share in the aforesaid property. Be it stated here in this context that Rabindra Nath Das, husband of Mita Das was pre-deceased on 24.05.2017.

**AND WHEREAS** the Land Owners herein (1) SRI BIPLAB BISWAS son of Late Kumaresh Chandra Biswas, (2) SRI PRADIP KUMAR BISWAS son of Late Kumaresh Chandra Biswas, (3)(i) SRI PRASENJIT SEAL, (3)(ii) SRI ABHIJIT SEAL both sons of Late Shankari Sil, (3)(iii) SEEMA KHAN daughter of Late Shankari Sil and Chittaranjan Seal, (4) SMT. GAYATRI RANI ROY wife of Sri Gouranga Chandra Roy and (5) SRI SUBRATA DAS son of Late Mita Das became absolutely seized and possessed of and/or otherwise entitled to a plot of Bastu land measuring more or less 5 Cottahas togetherwith all easement rights appertaining thereto, lying and situated in Mouza-Rambhadrabati, J.L.No.7, R.S.No.60, Touzi No.223, comprised and contained in R.S.Dag No.339, under R.S.Khatian No.64, within the jurisdiction of Panihati Municipality being Municipal Holding No. 241 (New-31) of 7/30, Purbapally, under Ward No. 22, under P.S.- Khardah, District-North 24 Parganas, by virtue of inheritance.

**AND WHEREAS** with a view to develop or cause to be developed by constructing a multi-storied building over the said total plot of land measuring more or less 5 (Five) Cottahs **TOGETHERWITH** all easement rights, morefully and particularly described in the FIRST SCHEDULE herein below (hereinafter called and referred to as the "SAID PROPERTY") the Developer herein approached the Land Owners and expressed its intention to develop the under mentioned FIRST SCHEDULE of property according to the building plan duly approved and sanctioned by the Panihati Municipality.

**AND WHEREAS** the Land Owners herein hereby agree to authorise the Developer to construct the multi-storied building over the under

mentioned schedule of property, more fully and particularly described in the schedule herein below according to the building plan duly approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the statutory requirements in the said plot of land at the cost and responsibility of the Developer on the terms and conditions stipulated hereunder :-

**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :**

**ARTICLE-I.**

**DEFINITION**

**1. LAND OWNERS** : **Means** (1) **SRI BIPLAB BISWAS**, son of Late Kumaresh Chandra Biswas, residing at 7/30, Purbapally, P.O.-Sodepur, P.S.-Khardah, District- North 24 Parganas, Kolkata-700110, West Bengal, (2) **SRI PRADIP KUMAR BISWAS**, son of Late Kumaresh Chandra Biswas, residing at 7/30, Purbapally, P.O.-Sodepur, P.S.- Khardah, District- North 24 Parganas, Kolkata-700110, West Bengal, (3)(i) **SRI PRASENJIT SEAL** (3)(ii) **SRI ABHIJIT SEAL**, both sons of Late Shankari Sil, (3)(iii) **SEEMA KHAN**, daughter of Late Shankari Sil and Chittaranjan Seal, residing at Teghoria, P.O.-Jugeberia, P.S.- Ghola, District- North 24 Parganas, Kolkata-700110, West Bengal, (4) **SMT. GAYATRI RANI ROY**, wife of Sri Gouranga Chandra Roy, residing at Milangarh, P.O.- Natagarh, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700113, West Bengal, (5) **SRI SUBRATA DAS**, son of Late Mita Das and Late Rabindra Chandra Das, residing at 19, Barowaritola, P.O. & P.S.- Belgharia, District- North 24 Parganas, Kolkata-700056

**2. DEVELOPER :** **M/S. SHIVAM REAL ESTATE & CONSTRUCTION COMPANY, a**

Proprietorship Firm, having its registered office at 167/1/1, Naskarpara Road, P.O. Ghosuri, P.S. Malipanchghora, Dist. Howrah- 711107, West Bengal, represented by its proprietor **SRI TARAK NATH SAROJ**, son of Late Munarika Saroj, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 56, Madhab Babu Lane, Ghosuri, P.S. Malipanchghora, Dist. Howrah-711107, West Bengal.

**3. LAND :** The land described in the First Schedule here under written.

**4. BUILDING :** Means G+4 multi-storied building to be constructed on the scheduled property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owner and at the cost responsibilities or of construction



charges and expenses of the Developer hereinafter referred to as the Said Building or Developer.

- 5. ARCHITECT :** Shall mean person or firm to be appointed or nominated by the Developer/Promoter for construction of the proposed building.
- 6. BUILDING PLAN:** Plan to be sanctioned by the Panihati Municipality in accordance with Existing building rules.
- 7. TRANSFER :** Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer or space/flat in multi-storied building to the intending purchaser and/or purchasers thereof save and except the owner's allocation hereinafter referred to.
- 8. TRANSFEREE :** Shall mean a person to whom any space/flat in the building will be transferred by a "Deed of Conveyance" for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.
- 9. TIME :** Shall mean the construction shall be completed within 18 (eighteen) months from the date of registration of the Development Agreement except FORCE MAJEURE. If the time requires to be increased in that event both the parties i.e. the Developer and the owner will settle the matter amicably if the circumstance so warrant.
- 10. COMMENCEMENT:** This agreement shall be deemed to have commence with effect from the date of execution of this agreement.
- 11. COVERED AREA:** Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls with the carpet area, save that if any wall be common between separate portions/ flats/ rooms including proportionate share of stair, lift and corridor, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.
- 12. COMMON AREA:** Shall mean the area of the lobbies, staircase, landing and other portions of the

building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats and roof of the Top floor etc. as per sanctioned building plan or plans and/or as may be decided by the Developer in consultation with the Land Owners.

**13. COMMON PORTIONS :** Shall mean the common installation in the building for common use i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusively for any portion/flat and which are specified as common by the Developer.

**14. COMMON FACILITIES AND AMENITIES :** Shall include corridors, staircase, pump, pump house, over head tank and such other facilities which may be mutually agreed upon by and between the parties and required for the free enjoyment, maintenance, upkeep and/or proper management of the building including the top floor roof and terrace of the building.

**15. PROPORTIONATE :** Shall mean where it refers to the share of any Purchaser or purchasers who shall be agreed to purchase or own any flat or portion in the New Building including the land or common area or parts, then such proportionate shares shall be the same as to the covered area of the flats in the new building the owners' area and where it refers to share of any rates/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respectively levied.

**16. PROJECT :** Shall mean the development of land by construction of the proposed multi-storied building for selling of the flats/portions of the Building another jobs as envisaged hereunder save and except the owner's allocation.

**17. SINGULAR :** Shall include the plural and vise versa.

**18. MASCULINES :** Shall include the feminine and vise versa.

**19. ROOF :** Shall mean and includes the roof of the said building on the top of the terrace and the roof right will exclusively belong to the flat owners.



**20. SUPER BUILT UP AREA:** Shall mean covered area including  
Proportionate share of stair, lift & corridor  
+ 20% of (covered area including proportionate share of stair, lift & Corridor)  
= Total super built up area.

**21. LIFT** : Lift will be installed in the newly  
constructed building by the Developer.

### **ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT**

(a) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto subject of making payments of money as per conditions mentioned in ARTICLE-VI of the agreement.

(b) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered Deed or Deeds of conveyance or Transfer by the Developer in favour of the Land Owners or its nominee/nominees in terms of the Agreement in respect of flat or flats in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

### **ARTICLE-III LAND OWNERS' REPRESENTATION**

(a) The Land Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land Owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

(f) That Land Owners shall give satisfactory answers to all requisition of title that may be send by the Developer within one month from date of

receipt of such requisition on title and shall produce all papers and documents at the time signing the contract, and nothing afterwards.

(g) That if any dispute crops up in respect of title that would be met out by the Land Owners at their own costs and expenses and the Developer shall co-operate with the Land Owners with all force at its demand.

#### **ARTICLE-IV**

##### **LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

(i) The Land Owners become absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land Owners have absolute right and authority to develop the said plot of land.

##### **ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES**

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developers' responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners and thereafter all such taxes whatsoever shall be paid by the Developer.

(iii) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(iv) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats/shops/garage/office of the proposed building/buildings which completely



includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof save and except the Owner's allocation, which will include common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The Owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards the Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market, good, proper and substantial morefully and particularly described in the Fourth Schedule hereunder written and in compliance with the said drawings and specifications as are contained in the said plan to be sanctioned by the Panihati Municipality.

(v) The Developer will be entitled to prepare Plan and modify or alter the Plan with the written consent of the Land Owners and to submit the same to the concerned authority in the name of the Owners at its own cost and responsibilities and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the Developer in the name of the Land Owners from the concerning authority/authorities.

(vi) The Developer hereby undertakes to indemnify and keep indemnified to the Land owners from and against any and all actions, charges, claims of any third party arising out of or due to the negligence of non compliance of any law, bye-law, rules and regulations of the Panihati Municipality and other Govt. or local or statutory bodies/authorities as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(vii) The Developer will complete the construction within 18 (eighteen) months from the date of registration of Development Agreement except Force Majeure. For this purpose Developer must take all necessary steps.

viii) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Owners indemnified.

(ix) The Developer shall obtain "**Completion Certificate**" from all statutory authorities such as Municipality and provide copy of the "Completion

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(1) **SRI BIPLAB BISWAS (PAN-COVPR9287K)**, son of Late Kumar Chandra Biswas, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at 7/30, Purbapally, P.O.-Sodepur, P.S. Kharkah, District- North 24 Parganas, Kolkata-700110, West Bengal, (2) **SRI PRADIP KUMAR BISWAS (PAN-CODPB8474C)**, son of Late Kumar Chandra Biswas, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 7/30, Purbapally, P.O.-Sodepur, P.S. Kharkah, District- North 24 Parganas, Kolkata-700110, West Bengal, (3)(i) **SRI PRASENJIT SEAL (PAN-GTKPS9954J)**, (3)(ii) **SRI ABHIJIT SEAL (PAN-ESBPS52971)** both sons of Late Shankari Sil, both by Faith- Hindu, by Occupation-Service, by Nationality- Indian, (3)(iii) **SEEMA KHAN (PAN-CFTPK6523C)**, daughter of Late Shankari Sil and Chittaranjan Seal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Teghoria, P.O.- Jugeberia, P.S.- Ghola, District- North 24 Parganas, Kolkata-700110, West Bengal.

**ARTICLE-VII DEVELOPER'S ALLOCATION**

**SAVE AND EXCEPT** owners' allocated portion the respective portions of the Developer's allocated portion to be treated as Developer's allocated portion.

**ARTICLE-VIII PROCEDURE**

1. **SMT. GAYATHI RAMI ROY (PAN-AZKPR1961J)**, wife of Sri Gouranga Chandra Roy, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Milangarn, P.O.-Natarang, P.S.- Ghola, District- North 24 Parganas, Kolkata-700113, West Bengal, (5) **SRI SUBRATA DAS (PAN-AUKPD8790J)** son of Late Mita Das and Late Rabindra Chandra Das, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at 19, Barowaria P.O. S. Bergharia, District- North 24 Parganas, Kolkata-700056, hereinafter called and referred to as the **"LAND OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART** as per agreement.

**AND**

2. The Developer shall help to obtain mutation of the property in favour of the prospective flat-owners whatsoever after the completion of the construction and after transfer or sale of all the flats, shops, garages, office and other buildings to the said prospective owners hereof.

3. **M/S. SHIVAM REAL ESTATE & CONSTRUCTION COMPANY (PAN-BMPPS31150)**, a Proprietorship Firm, having its registered office at 167/1/1, Naskarpara Road, P.O. Ghusuri, P.S. Malipanchghora, Dist. Howrah-711107, West Bengal, represented by its proprietor **SRI TARAK NATH SAROU (PAN-BMPPS31150 & Aadhaar No. 715477825114)**, son of Late Sanjiv Narayan Sarou, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 36, Madhab Babu Lane, Ghusuri, P.S. malipanchghora, Dist. Howrah-71107, West Bengal, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its, successors, legal representatives and/or assigns) of the **OTHER PART**

4. The Land Owners shall pay and bear the municipal taxes, maintenance charges and other duties as proportionately in respect of the owners allocated flats and shops as may be determined by the proposed association or society to be formed after taking physical possession of their respective flats from the Developer. It is agreed that on and from handing over possession of the said land for construction of building all taxes or charges in respect of the said land and new construction will be borne by the Developer only, till the

said land and new construction will be borne by the Developer only, till the Collector of North 24 Parganas, comprised and contained in



separation of apportionment of the flat in question among all consumers or purchasers.

**ARTICLE-IX**                      **CONSTRUCTION**

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

**ARTICLE-X**                      **POSSESSION**

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the Owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the Owners and the Developer, subject to prior payment of money to the claimants as mentioned hereinbefore.

The Developer will have to provide physical possession of Flats & Shops to the Land Owners within 12 (twelve) months from the date of registration of this agreement, falling which the Developer have to compensate by paying money as penalty for delay period as mutually decided by both the parties.

Be it mentioned here in this context the Developer will give possession letter to the Land Owners individually on the date of delivery of physical possession of the Owners allocated flats and shops.

**ARTICLE-XI**                      **BUILDING**

(a) The Developer will at its own cost and responsibilities and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials.

(b) The Developer will install and erect in the said Building at their own costs- pumps, water storage over head and underground reservoirs, connection from municipal water line to the underground reservoir, Lift, transformer, proper drainage system, boundary walls, main gate at the



entrance, electrifications, permanent electric connection from the WBSEB and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEB in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability to the Owners, construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction is strictly subject to the prior approval of the Land Owners and sanction from the appropriate authorities.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid, discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

#### **ARTICLE-XII**

#### **RATES AND TAXES**

(i) The Developer also hereby undertakes and agrees to pay the municipal tax, water and all other taxes, as applicable, from the date of agreement till the completion of the Development of the property to the satisfaction of all concern.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes etc.

#### **ARTICLE-XIII**

#### **SERVICE AND CHARGES**

(a) On completion of the Building and after possession of their respective allocated areas in the building, the transferees shall be responsible to pay and bear the proportionate service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all

the rules and regulations of such management, administration /maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

**ARTICLE-XIV**                      **COMMON RESTRICTIONS**

- (a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/ materials, such as kerosene, diesel oil, foreign liquor, country spirit etc. which may cause fire hazard to the said building.
- (b) None of the transferees and occupiers shall demolish or permit demolition of any of the structure or make any addition or alteration in their allocated portion or any part thereof without written permission from the society/ Owners association.
- (c) Subject to the Developer fulfilling its obligation and commitments as specified herein, the Owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

**ARTICLE-XV**                      **LEGAL COMPLIANCE**

- (i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all the legal formalities and execute all documents as shall be required under the law for this purpose and marketable right title even when the Land Owners want to sell the flat at construction stage.
- (ii) The Owners shall be bound to sign and execute such agreements, documents, deeds, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid, togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

**ARTICLE-XVI**                      **OWNERS' INDEMNITY**

The owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said land due to commission/omission of any act or deed on the part of the Land Owners.



**ARTICLE-XVII**                      **TITLE DEEDS**

The Land Owners shall, at the time of execution of this agreement, deliver to the Developer all necessary original documents and the title deed/ deeds and other allied papers related to the said land against proper accountable receipt.

**ARTICLE-XVIII**                      **MISCELLANEOUS**

(a) The Land Owners and the Developers herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership or joint venture between the Developer and the Owner.

(b) Any notice required to be given by the Developer will without prejudice to any mode of service available deemed to have served to the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to any mode of service available to have been served to the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post with acknowledgement due.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

**ARTICLE-XIX**                      **FORCE MAJEURE**

Force Majeure is herein defined as:-

(a) Any cause which is beyond the control of the Developer, except financial problem of Developer.

(b) Natural phenomenon including but not limited to weather condition of earthquake, floods etc.

(c) Accidents and disruption including but not limited to fires, explosive, acute power shortage and breakdown of essential machineries or equipments which is beyond the control of the Developer.

(d) Serious transportation delay due to force majeure or accidents.

The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. In that event the Developer and the Land Owners mutually extend time limit of the instant agreement by executing Supplementary Agreement for extension of time keeping the same terms and conditions contained in the Original Development Agreement.

**ARTICLE-XX**                      **JURISDICTION**

Courts of North 24 Parganas or any other court shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto including specific performance of contract and the reliefs which may be entitled to under the Consumer Protection Act 1986 and the amendments made thereunder from time to time.

**ARTICLE-XXI**                      **ARBITRATION**

All disputes and differences arising in between the parties to this agreement shall, if possible, be referred to arbitrators nominated by each of the parties whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly, if necessary, in accordance with the Indian Arbitration Act, 1996 to process the dispute and difference. If the arbitration fails, either of the parties will be entitled to proceed before the court of law as regards the said disputes and differences.

**ARTICLE-XXII**                      **GENERAL CONDITIONS**

(a) All appendices in this agreement are integral parts of this agreement.

(b) All amendments and/or addition to this agreement are valid only if made in writing and signed by both the parties in presence of two witnesses and counter signed by the proper Advocate.



**FIRST SCHEDULE REFERRED TO ABOVE:**  
**(Description of total property)**

**ALL THAT** piece and parcel of a plot of Bastu land measuring more or less 5 Cottahas **TOGETHERWITH Cemented flooring more or less 100 Sqft. Tile Shed structure standing thereon TOGETHERWITH** all easement rights appertaining thereto, lying and situated in **MOUZA-RAMBHADRABATI**, J.L.No. 7, R.S. No. 60, Touzi No. 223, comprised and contained in **R.S.Dag No. 339**, under **R.S. Khatian No. 64**, corresponding to **L.R.Dag Nos.1449, 1452, 1453, 1455, 1461, 1463, 1465, 1468, 1469**, under **L.R.Khatian No.37**, within the jurisdiction of Panihati Municipality being **Municipal Holding No. 31 (Old- 241) of 7/30, Purbapally**, under **Ward No. 22**, under P.S.- Khardah, District- North 24 Parganas, which is butted and bounded as under :-

ON THE NORTH : 14 ft. wide Municipal Road.  
ON THE SOUTH : Plot No.12.  
ON THE EAST : 14 ft. wide Municipal Road.  
ON THE WEST : Plot No.13.

**SECOND SCHEDULE ABOVE REFERRED TO :**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common electrical wirings, fittings and fixture.
6. Drainage and sewers.
7. Boundary wall and main gates.
8. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces on or about the said building as are necessary for passage to or user and occupancy of the said flats in common and as may be specified and/or determined from time to time to be common parts after constructions and completion of the said building but excluding the roof and/or terrace and covered and uncovered car parking space and areas.
9. Lift has been installed by the Developer in the newly constructed building.
10. Roof of the top floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.**

1. **Structure & Foundation** :- Designed for multi storied building, Reinforced cement concrete beams, columns, slabs etc. with fill up brick walls. Lift should have capacity of minimum 4 persons and of standard reputed company.
2. **External Walls** :- 8"/5" thick brick work with 1:5 cement sand mortar and in case of almira/ Alcub that will be 3".
3. **Internal Walls** :- 5"/3" mm thick brick work with 1:4 cement sand mortar.
4. **Plastering** :- (a) External 18 mm thick in 1:5 cement sand mortar. (b) Internal 12 mm thick in 1:5 Cement sand mortar to walls. (c) Internal 12 mm. thick in 1:5 cement sand mortar to ceiling.
5. **Staircase** :- With marble with 4 inches skirting fitted with steel/aluminum square bar or any other ornamental railing suited with the design.
6. **Roof** :- Surface will be finished with 1/2" to 3/4" steep concrete and net cement finish.
7. **Internal Finish** :- Plaster of Paris or wall putty on walls and ceiling.
8. **External Finish** :- All external wall surfaces will be finished with water proof cement paint over cement plaster to suit the aesthetics of the building to be determined by the architect.
9. **Flooring** :- With all areas, rooms, spaces, dining, drawing and verandah etc. except kitchen and Toilet which will be made with marble/floor tiles with 4" inches skirting.
10. **Kitchen** :- One black stone sink and specious cooking platform with black stone and room wall upto 21/2 ft. heights finished with glaze tiles and two



standard C.P. taps, space for one cylinder below the kitchen platform. One exhaust fan point has to be provided.

11. **Toilet** :- Toilets will be provided with marble flooring and side walls be finished with glaze tiles 5'-6" with border with commode of cistern, shower, two C.P. taps good. Pan and Basin should be Hindware.
  12. **Wood work and Joinery** :- All door frames will be 3"x3" sal wood/equivalent section. All door shutters (except toilet door) will be 1.5' thick, main door will be flash door.
  13. **Iron steel/Aluminium works and glazing** :- All steel windows will be with composite grill and with aluminium sliding/flap window. All balcony will have railing of M.S.Flat/square M.S. Bars or R.C. railing as per the elevation of the building.
  14. **Painting** :- All doors, frames, shutters, steel surfaces will be painted with enamel paint.
  15. **Electricals** :- All electrical lines will be concealed with PVC conduit and the wires will be of COPPER and good earthing arrangement.
- Bed rooms** :- Two light points, one fan point, two plug points, one night lamp point nearest to the floor, 1 A/c point will be provided in one master bed room in each flat.
- Drawing & Dining** :- Two light points, two fan points, three plug points (one 15 Amp. & two 5 Amp.).
- Kitchen** :- Two light points, three plug points, one 15 Amp and two 5 Amp. each, one exhaust fan/chimney point.
- Toilet** :- One light point, exhaust fan plug point and one 15 Amp. Plug point for hot water geyser.
- Verandah** :- One light point & one plug point.
- Calling Bell** :- Point outside the building.

Cost of installation of main electric meter and lift will be borne by the developer absolutely.

**16. SANITARY PLUMBING AND WATER SUPPLY WORKS:**

Septic tank will be provided which will be connected to the existing surface drain where the effluent from the septic tank will be discharged. All sanitary fittings and fixtures will be with white vitrious and of standard make and quality. Each flat will get 24 (twenty four) hours water supply from over head tank. Stopcock outside every flat will be provided.

**17. Hardware :-** All necessary hardware fittings will be of anodized aluminium/brass in doors and windows except in locking devices which will be of any reputed company.

The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.

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

SIGNED AND DELIVERED  
**IN PRESENCE OF FOLLOWING**

witnesses.

1. Subrat Biswal  
Panikhal  
401-70014

(1) Prabhakar Biswal  
(2) Prashant K R Biswal  
(3) Abhijit Seal  
(4) Anandji Seal  
(5) Seema Khan  
(6) Subrat Biswal  
(7) Subrat Biswal

2. Anand Kumar Singh  
S/O. Lt. P.C. Singh  
Subhas Nagar  
Sodepur  
1201-110

Signature of the Land Owners.

Shivam Real Estate & Construction Company  
Tarun Nath (S/O)  
Signature of the Developer. Proprietor

**Drafted and prepared by:**

Debasish Sarkar  
( Sri Debasish Sarkar )

Advocate.  
Barrackpore Court.  
Enrolment No.W.B.-1028/1983.

Typed by me:

[Signature]  
Purbapally, Sodepur, Kolkata- 110.



OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARAGANAS  
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT

LEFT HAND FINGER PRINT

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



PRESENTANT'S PHOTO

SIGNATURE *Biplab Biswas*

2.

LEFT HAND FINGER PRINT

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE *Pradyumn Kumar Biswas*

*Pradyumn Kumar Biswas*

3.

LEFT HAND FINGER PRINT

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



PRESENTANT'S PHOTO

SIGNATURE *Abhijit Seal*

4.

LEFT HAND FINGER PRINT

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



PRESENTANT'S PHOTO

SIGNATURE *Pradyumn Kumar Biswas*

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARAGANAS  
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT  
LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Seema Khan

2. LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Subrata Das

3. LEFT HAND FINGER PRINT Name .....

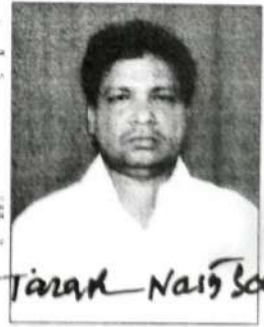
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THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Subrata Das

4. LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Tarak Nath Sanyal





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



192023240055941401

GRN Details

GRN:	192023240055941401	Payment Mode:	Online Payment
GRN Date:	16/05/2023 17:10:47	Bank/Gateway:	AXIS Bank
BRN :	326863265	BRN Date:	16/05/2023 17:13:15
GRIPS Payment ID:	160520232005594138	Payment Init. Date:	16/05/2023 17:10:47
Payment Status:	Successful	Payment Ref. No:	2001213433/2/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	DEBAJYOTI SARKAR
Address:	BARRACKPORE COURT
Mobile:	9163771939
E-Mail:	debajyoti.law2010@gmail.com
Contact No:	03325650345
Depositor Status:	Advocate
Query No:	2001213433
Applicant's Name:	Mr DEBASISH SARKAR
Identification No:	2001213433/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	16/05/2023
Period To (dd/mm/yyyy):	16/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001213433/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001213433/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>5041</b>

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-1524-03615/2023	Date of Registration	18/05/2023
Query No / Year	1524-2001213433/2023	Office where deed is registered	
Query Date	13/05/2023 4:15:18 PM	A.D.S.R. SODEPUR, District: North 24-Pargana	
Applicant Name, Address & Other Details	DEBASISH SARKAR Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9831342300, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 67,77,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Purba Pally (Panihati Municipality),  
Mouza: Rambhadrabati, , Ward No: 22, Holding No:241 JI No: 7, Touzi No: 223 Pin Code : 700110



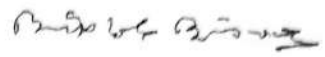





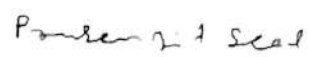
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1449 (RS :- )	LR-37, (RS:-64\0 )	Bastu	Bastu	5 Katha	34,73,000/-	67,50,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					8.25Dec	34,73,000 /-	67,50,001 /-	

### Structure Details :



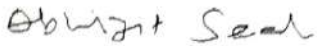
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	27,000 /-	27,000 /-	



**Land Lord Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIPLAB BISWAS</b> Son of Late Kumaresh Chandra Biswas Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
	7/30, Purbapally, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxx7k, Aadhaar No: 93xxxxxxxx9788, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
2	<b>Name</b> <b>Mr Pradip Kumar Biswas</b> Son of Late Kumaresh Chandra Biswas Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
	7/30, Purbapally, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: coxxxxx4c, Aadhaar No: 66xxxxxxxx8915, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
3	<b>Name</b> <b>Mr Prasenjit Seal</b> Son of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
	Tegharia, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: gtxxxxx4j, Aadhaar No: 72xxxxxxxx9453, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			

4

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Seal (Presentant )</b> Son of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023



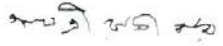
Teghoria, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: esxxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023  
 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

5

Name	Photo	Finger Print	Signature
<b>Mrs Seema Khan</b> Daughter of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

Teghoria, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cfxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023  
 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office




6

Name	Photo	Finger Print	Signature
<b>Mrs Gayatri Rani Roy</b> Wife of Mr Gourango Chandra Roy Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

Milangarh, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: azxxxxxx1j, Aadhaar No: 94xxxxxxxx4311, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023  
 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office



7



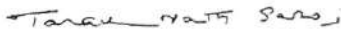


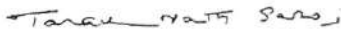


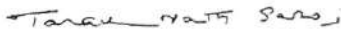
Name	Photo	Finger Print	Signature
<b>Mr Subrata Das</b> Son of Rabindra Chandra Das Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 <small>18/05/2023</small>	 <small>LTI 18/05/2023</small>	 <small>18/05/2023</small>

Neelam Housing, Flat No. 1/2, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24 Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: auxxxxxx0j, Aadhaar No: 95xxxxxxxx0728, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ms. Shivam Real Estate &amp; Construction Company</b> 167/1/1, Naskarpara Road, , City:- , P.O:- Ghosuri, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107 , PAN No.: bmxxxxx5q,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> <b>Mr Tarak Nath Saroj</b>            Son of Late Munarika Saroj            Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office         </td> <td>   <small>May 18 2023 2:32PM</small> </td> <td>   <small>LTI 18/05/2023</small> </td> <td>   <small>18/05/2023</small> </td> </tr> </tbody> </table> <p>56, Madhab Babu Lane, City:- , P.O:- Ghosuri, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bmxxxxx5q, Aadhaar No: 71xxxxxxxx5114 Status : Representative, Representative of : Ms. Shivam Real Estate &amp; Construction Company (as Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr Tarak Nath Saroj</b> Son of Late Munarika Saroj Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 <small>May 18 2023 2:32PM</small>	 <small>LTI 18/05/2023</small>	 <small>18/05/2023</small>
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Amal Kumar Dey</b> Son of Late P C Dey Subhas Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	 <small>18/05/2023</small>	 <small>18/05/2023</small>	 <small>18/05/2023</small>

Identifier Of Mr BIPLAB BISWAS, Mr Pradip Kumar Biswas, Mr Prasenjit Seal, Mr Abhijit Seal, Mrs Seema Khan, Mrs Gayatri Rani Roy, Mr Subrata Das, Mr Tarak Nath Saroj

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB BISWAS	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
2	Mr Pradip Kumar Biswas	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
3	Mr Prasenjit Seal	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
4	Mr Abhijit Seal	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
5	Mrs Seema Khan	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
6	Mrs Gayatri Rani Roy	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
7	Mr Subrata Das	Ms. Shivam Real Estate & Construction Company-1.17857 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB BISWAS	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
2	Mr Pradip Kumar Biswas	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
3	Mr Prasenjit Seal	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
4	Mr Abhijit Seal	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
5	Mrs Seema Khan	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
6	Mrs Gayatri Rani Roy	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft
7	Mr Subrata Das	Ms. Shivam Real Estate & Construction Company-14 28571400 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Purba Pally (Panihati Municipality), Mouza: Rambhadrabati, , Ward No: 22, Holding No:241 JI No: 7, Touzi No: 223 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1449, LR Khatian No:- 37	Owner: কুমারেশ চন্দ্র বিশ্বাস, Gurdian: অন্নদা চরন, Address: নিজ , Classification: বাস্তু, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 18-05-2023

**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 14.00 hrs on 18-05-2023, at the Office of the A.D.S.R. SODEPUR by Mr Abhijit Seal , 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 67,77,001/-

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

Execution is admitted on 18/05/2023 by 1. Mr BIPLAB BISWAS, Son of Late Kumaresh Chandra Biswas, 7/30, Purbapally, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Biswas, Son of Late Kumaresh Chandra Biswas, 7/30, Purbapally, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 3. Mr Prasenjit Seal, Son of Late Chittaranjan Seal, Teghoria, Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 4. Mr Abhijit Seal, Son of Late Chittaranjan Seal, Teghoria, Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 5. Mrs Seema Khan, Daughter of Late Chittaranjan Seal, Teghoria, Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 6. Mrs Gayatri Rani Roy, Wife of Mr Gourango Chandra Roy, Milangarh, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife, 7. Mr Subrata Das, Son of Rabindra Chandra Das, Neelam Housing, Flat No. 1/2, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others

Indetified by Mr Amal Kumar Dey, , , Son of Late P C Dey, Subhas Nagar, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-05-2023 by Mr Tarak Nath Saroj, Proprietor, Ms. Shivam Real Estate & Construction Company (Sole Proprietorship), 167/1/1, Naskarpara Road,, City:- , P.O:- Ghosuri, P.S:-Malipanchghara, District:- Howrah, West Bengal, India, PIN:- 711107

Indetified by Mr Amal Kumar Dey, , , Son of Late P C Dey, Subhas Nagar, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/05/2023 5:13PM with Govt. Ref. No: 192023240055941401 on 16-05-2023, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326863265 on 16-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2361, Amount: Rs.5,000.00/-, Date of Purchase: 11/05/2023, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 5:13PM with Govt. Ref. No: 192023240055941401 on 16-05-2023, Amount Rs: 5,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326863265 on 16-05-2023, Head of Account 0030-02-103-003-02



**Debjani Haldar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2023, Page from 129968 to 130002  
being No 152403615 for the year 2023.



Digitally signed by DEBJANI HALDER  
Date: 2023.05.24 12:44:21 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/05/24 12:44:21 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)