

SHIVOM

ADDRESS: B.C.SEN ROAD , AGARPARA , OPPOSITE OF DEBAYAN (1) , KOLKATA - 700109 .

**DEVELOPMENT AGREEMENT &
DEVELOPMENT POWER OF ATTORNEY.**

**PRADIP KUMAR DEY / RINA DEY
V/S
BASU CONSTRUCTION**

4581

E-4326/202



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

admitted to registration. To
 signature sheet / sheets & the
 endorsement sheet / sheets
 attached with this document
 to the best of the document.

M 236152

Q-2-1366227/20

Additional District Sub-Registrar
 Sodepur, North 24 Parganas

16 OCT 2020

DEVELOPMENT AGREEMENT

WITH
 DEVELOPMENT POWER OF ATTORNEE

THIS MEMORANDUM OF AGREEMENT is made on this
 16th day of October 2020 (Two thousand Twenty)

BETWEEN

296 12/09/2020

1000/- ONE THOUSAND ONLY

স্বাক্ষরকারীর নাম: Saugata Roy Chowdhury
বৃত্তি: Barrister at Law Court Advocate

স্বাক্ষরকারীর নাম: Saibal Das

অতিরিক্ত ডিফটিক সর্ব রেজিস্ট্রার

সদর-নৈয়াতি ২৪ পরগনা (দি.)

বি সীল

স্বাক্ষরকারীর নাম: কলী

স্বাক্ষরকারীর নাম: বাসুদেব

বিত্তি: কর-

স্বাক্ষরকারীর নাম: 300000/-

স্বাক্ষরকারীর তারিখ: 26/08/2020



Rahul Raath
of - Sodepur.

Additional District Sub-Registrar
Sodepur, North 24 Parganas

16 OCT 2020

(1) SRI PRADIP KUMAR DEY (PAN- ADOPD7215P), son of Late Radhika Ranjan Dey, by Faith- Hindu, by Occupation- Business and (2) SMT. RINA DEY (PAN-ADOPD7216Q), wife of Sri Pradip Kumar Dey, by Faith- Hindu, by Occupation- Housewife, both by Nationality- Indian, both are residing at 36/B, Madhya Pally, North Basudevpur, P.O. & P.S. Belgharia, Dist. North 24 Parganas, Kolkata- 700056 at present residing at B.C. Sen Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata- 700109, hereinafter jointly called and referred to as the "LAND OWNERS/VENDORS" (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. BASU CONSTRUCTION having its office at 174, Rabindra Nagar, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, represented by its Proprietor SMT. CHHABI BASU, wife of Subhamoy Basu, by Faith- Hindu, by Occupation- Business (PAN- AIXPB6756F, residing at 174, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata- 700108, 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 and/or assigns) of the OTHER PART.

WHEREAS one Sri Ashok Ranjan Ghosh purchased a plot of Danga land measuring more or less 3 Cottahas 12 Chittacks togetherwith all easement right, lying and situated at Mouza- Tarapukuria, J.L.No.12, R.S.No.27, Touzi No.178 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.371, under R.S.Khatian No.442 corresponding to 1No. Praja Khatian, within the jurisdiction of Panihati Municipality, under Ward No.24 of B.C.Sen Road, under P.S.- Khardah, District- North 24 Parganas, from Sri Rash Behari Sen, through a clear registered Sale Deed, duly registered at S.R.O., Barrackpore on 04.07.1950 and was also recorded in Book No.I, Volume No.19, Pages from 109 to 113, being No.981 for the year 1950.

AND WHEREAS having purchased the aforesaid property through the aforesaid registered Sale Deed, the said Ashok Ranjan Ghosh got his name mutated with the Assessment Register of Panihati Municipality and Land & Land Reforms and Reffugee Relief and Rehabilitation Department, Government of West Bengal, as being R.S. Dag No. 371, under R.S. Khatian No -442, respectively at Mouza -Tarapukuria, J.L. No. 12, Police Station -Khardah, District - North 24 Pgs. and subsequently he died intestate, leaving behind him, the following persons as his only legal heirs, under the provision of Hindu Succession Act, 1956 in respect of the aforesaid property.

Sl.No.	Name.	Relationship with the deceased.
(i)	Smt. Indira Ghosh	Wife.

AND WHEREAS said Smt. Indira Ghosh, wife of Late Ashok Ranjan Ghosh sold, transferred and conveyed on 15.02.1978 by a registered Deed of Sale ALL THAT plot of land measuring more or less 3 Cottahas 12 Chittacks

appertaining to District- North 24 Parganas, Police Station- Khardah, Mouza- Tarapukuria, J.L. No. 13, R. S. No. 27, Touzi NO. 178 of the collector of North 24 Parganas, comprised and contained in R.S. Khatian Nos. 442, under R.S. Dag No. 371, to Smt. Minati Saha, wife of Sri Nepal Chandra Saha. The aforesaid Deed of Sale was registered at the office of the S.R. Barrackpore and recorded therein in Book No. 1, Volume No. 23, Pages from 48 to 51, Being No. 684 for the year 1978.

AND WHEREAS having purchased the aforesaid property by virtue of the aforesaid Deed of Sale the said Smt. Minati Saha, wife of Sri Nepal Chandra Saha mutated her name in the local Panihati Municipality and paid taxes and Govt. rents for the said property to the authority concern regularly and also had been in peaceful possession over the same.

AND WHEREAS aforesaid Smt. Minati Saha, wife of Sri Nepal Chandra Saha sold, transferred and conveyed a plot of land measuring more or less 3 (three) cottahs 12 (twelve) chittacks togetherwith all easement rights lying and situated at District- North 24 Parganas, Police Station- Khardah, Mouza- Tarapukuria, J.L. No. 12, R. S. No. 27, Touzi No. 178 of the collector of North 24 Parganas, comprised and contained in R.S. Khatian No. 442, under R.S. Dag No. 371, within the jurisdiction of Panihati Municipality in favour of vendor/landowners namely Sri Pradip Kumar Dey, son of Late Radhika Ranjan Dey and Smt. Rina Dey, wife of Sri Pradip Kumar Dey, by virtue of a registered Deed of Sale on 07.02.2000 and registered at the office of the D.S.R.-I, Barasat, North 24 Parganas and recorded therein in Book No. 1, Volume No. 67, Pages from 247 to 256, Being No. 3482 for the year 2000.

AND WHEREAS having purchased the aforesaid property by virtue of the aforesaid Deed of Sale the said Vendor/Land Owners mutated their name in the local Panihati Municipality and paid taxes and Govt. rents to the authority concern regularly and also had been in peacefully possession over the same.

AND WHEREAS the Vendors/ Land Owners have decided to construct one multi storied building over and upon the said property for their better usage and enjoyment and having known the intention of the their and with a view to develop or cause to be developed by constructing a multi- storied building over the said plot of land, morefully and particularly described in the schedules hereinbelow (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 schedule of property according to the building site plan to be approved and sanctioned by the Panihati Municipality vide Sanctioned Building site Plan No.86 dated 29.02.2020 and building plan also in processing .

AND WHEREAS the Land Owners herein hereby agree to authorise the Developer to construct the multi-storied building only over the said property, morefully and particularly described in the schedules hereinbelow according to the building plan to be 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 developers 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. **OWNERS :** Means (1) **SRI PRADIP KUMAR DEY** , son of Late Radhika Ranjan Dey, by Faith- Hindu, by Occupation- Business and (2) **SMT. RINA DEY**, wife of Sri Pradip Kumar Dey, by Faith- Hindu, by Occupation- Housewife, both by Nationality- Indian, both are residing at at 36/B, Madhya Pally, North Basudevpur, P.O. & P.S. Belgharia, Dist. North 24 Parganas, Kolkata- 700056 at present residing at B.C. Sen Road, P.O. Agarpara, P.S. Gholia, Dist. North 24 Parganas, Kolkata- 700109.

2. **DEVELOPER :** **M/S. BASU CONSTRUCTION** having its office at 174, Rabindra Nagar, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, represented by its Proprietor **SMT. CHHABI BASU**, wife of Subhamoy Basu, by Faith- Hindu, by Occupation- Business, residing at 174, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Kolkata - 700108.

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

4. **BUILDING :** Means multi- storied building to be constructed on the First Schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners and the cost of construction, responsibilities, charges and all expenses shall be borne by the developer, hereinafter referred to as the "said building".

5. **ARCHITECT** : Shall mean person or firm to be appointed or nominated by the Developer for construction of the proposed building.
6. **BUILDING PLAN** : Plan sanctioned by the Panihati Municipality in accordance with the building rules in respect of the First Schedule property.
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 purchaser thereof save and except the owners allocation hereinafter referred to.
8. **TIME** : Shall mean the construction shall be completed within 24 (Twenty four) months from the date of Sanction of Building Plan. If the time requires to be increased, in that event both the parties i.e . the Developer and the owners will settle the matter amicably if the circumstances so warrant.
9. **COMMENCEMENT**: This agreement shall be deemed to have commence with effect from the date of execution of this agreement.
10. **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, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.

11. COMMON AREA: Shall mean the area of the lobbies, staircase, landing, lift 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/rooms i.e. common, Water Pump room in the Ground Floor and open terrace 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 owners.

12. COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, septic tank and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer. The top floor roof of the proposed building will be used by the owners as well as other unit holders as common.

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

14. 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.

15. 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.

16. SINGULAR : Shall include the plural and vice versa.

17. MASCULINES : Shall include the feminine and vice versa.

18. TRANSFEREES: Shall mean the person or body of individual, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose whatsoever.

It is intended and agreed by and between the parties hereto that this Agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in complete view of the negotiation before the execution of these present.

19. HOLDING ORGANISATION : Shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the land owners/developer for the common purpose.

20. GENERAL LIMITED COMMON ELEMENTS : Shall mean those limited common elements which are for the use of or benefit of all the units as morefully and particularly described in the **FOURTH SCHEDULE** mentioned below.

21. ROOF : Shall mean and includes the roof of the said building on the top of the terrace and will be used by the owners as well as others unit holding/flat owners as common.

22. SUPER BUILT

UP AREA: Shall mean covered area + Proportionate share of stair, corridor & Lift + 20% of covered area= Total super built up area.

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 of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion and shop etc. in the proposed building together with undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS

- (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, lispensens, 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 First 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 as and when may be asked.

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

ARTICLE-IV DEVELOPER'S RIGHT, OBLIGATION AND RESPONSIBILITIES

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

(1) 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 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.

(2) 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 developers until delivery of physical possession of the Land Owners allocated flats.

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

(4) 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 of the proposed building 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 togetherwith 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 fulfilment 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 **FIFTH SCHEDULE** hereunder written and in compliance with the said drawings and specifications as are contained in the said plan sanctioned by the Panihati Municipality.

(5) The Developer will be entitled to revise and/or modify the Plan or alter the Plan after obtaining permission 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/s.

6) 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 due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Panihati Municipality and other Govt. or local bodies 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.

(7) The Developer will complete the construction within 24 months from the date of sanction of building plan. However, in any case if the Developer fails to complete the said construction work within a period of 24 months from the date of sanction building plan except barring unforeseen circumstances or any force majeure. The Developer shall not liable for any delay in performing its obligations resulting from force majeure. In that case the Developer and the Land Owners mutually agree to extend time limit of the instant agreement, same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

(8) The Developer shall abide by all the safety norms during the construction of the proposed building and there to all statutory and legal norms and keep the owners indemnified.

(9) The Developer shall obtain all necessary "No-Objection" certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

10) The Developer shall not hand over the possession of any flat/flats of the constructed building unless and until the Developer hand over the owners allocation in terms of this agreement.

ARTICLE-V

SPACE ALLOCATION

OWNERS ALLOCATION : All that entire **SECOND FLOOR** of the multi stored building as per sanctioned plan measuring more or less 1600 sqft.including Stair, Lift and entrance and get 2 (two) Number of Flats at Ground Floor one measuring more or less 813 sqft. Super build up area and another measuring more or less 688 sqft. Super Build Up area to be constructed on entire **FIRST SCHEDULE** property will be treated as Owners Allocation.

And also entitled to get 2 (two) number Garages, one measuring 144 Sq.ft. covered area and another measuring more or less 148 sqft. covered area at Ground floor of the proposed multi storied building.

DEVELOPER ALLOCATION : Save and except the Land Owners allocation, as stated above, all that Ground Floor, First Floor, Third Floor and Fourth Floor of the multi stored building to be constructed on entire **FIRST SCHEDULE** property will be treated as Developer Allocation.

The owners shall have absolute right to sale, transfer, let out or enter into any contract for sale or transfer of the owner's allocation and the Developer shall not have any right, claim or interest whatsoever therein or any

part thereof and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the owners allocation, subject to however to what is provided in this agreement. Similarly the Developer shall have absolute right to sale, transfer, let out or enter into any agreement in respect of the said Developer's Allocation and the Land Owners shall not have any right, claim or interest whatsoever therein or any part thereof and the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's Allocation, subject to however to what is provided in this agreement.

It is specifically mentioned that before delivering the Owner's allocation, the developer will not be entitled to execute any sale deed or to deliver any physical possession of the Developer's allocation to any purchaser or purchasers.

ARTICLE - VI

OTHER FACILITIES :-

Be it stated here that the Land Owners will have to pay the cost of individual meter and the proportionate cost of transformer if any, in respect of their aforesaid allocated flats. Be it stated here in this context that the aforesaid Land Owners will have to handover the existing building to the Developer herein within 7 (seven) days from the date of receiving the notice issued by the Developer.

Be it also stated here that for any extra work the Land Owners' will pay to the Developer for the cost of construction work.

ARTICLE-VII (P R O C E D U R E)

1. The Land owners shall execute a registered Development Power of Attorney after execution of Developer's Agreement for the purpose of obtaining sanction of the Plan, all necessary permission and sanction from different authorities in connection with the construction of the Building , for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only save and except the owners allocation. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfilment of the Developer's obligation as per the instant agreement.
2. The Land owners 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 to the said prospective owners hereof.
3. The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days from the date of receiving the notice for demolishing the existing building and to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of sanction plan to the owners free of cost.
5. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owner's allocated flats 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 proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE-VIII (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 fulfilment of all obligations by the Developer as per this agreement.

ARTICLE-IX (POSSESSION)

Immediately on execution of these presents the Land 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 Land Owners and the Developer. Subject to prior payment of money to the claimants as mentioned hereinbefore.

ARTICLE-X(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 and in a workman like manner within 24 (twenty four) months from the date of sanctioning of plan by the Municipal authority.
- (b) The Developer will install and erect in the said Building at its own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the WBSEDCL and until permanent electric connections is obtained.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on 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 subject to the sanction of 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-XI(RATES AND TAXES)

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(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 and other outgoings.

ARTICLE-XII (SERVICE AND CHARGES)

(a) 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.

(b) 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-XIII (COMMON RESTRICTIONS)

(a) The transferees and occupiers shall, in any event, not use the allotted area as go down and shall not store inflammable or combustible articles/materials, such as bide skin, 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 in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time 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-XIV (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 other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, 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 allocation 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-XV (OWNERS' INDEMNITY)

The Land 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 premises due to commission/omission of an act or deed on the part of the Land Owners.

ARTICLE-XVI (TITLE DEEDS)

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

ARTICLE-XVI (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 between the developer and the owner but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on 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 the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

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 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.

(e) If at any time the Developer shall commit breach of any of the terms and conditions herein contained and on the part of the Developer to be observed and performed then and in that event the Land Owners shall give to the Developer a notice in writing and if the Developer fails and neglect to rectify and/or perform the same within a period of 30 (thirty) days the receipt of such notice, then the Land Owners shall be entitled to determine this Agreement and the Developer shall be liable to vacant and make over the said property or any portion thereof excepting that the Developer shall be entitled to reimburse meant of the costs, charges and expenses actually incurred or spent lawfully up to the date of breach for the purpose of construction and erection of the said building or buildings after adjustment of any redresses or other moneys received by the Developer from prospective purchasers or any other person for or on account of any matters or thing concerning the said property or the building or buildings to be constructed thereon.

That the name of the newly constructed building on the **FIRST SCHEDULE** property will be settled later on by the both parties amicably.

ARTICLE-XVIII (FORCE MAJEURE)

1. Force Majeure is herein defined as:
 - a) Any cause which is beyond the control of the Developer.
 - b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
 - c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
 - d) Transportation delay due to force majeure or accidents.

ARTICLE-XIX (JURISDICTION)

Courts of North 24 Parganas alone 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.

ARTICLE-XX (ARBITRATION)

All disputes and differences arising in between the parties to this agreement shall on the First place be referred to unofficial arbitrators nominated by each of the parties and 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 and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXI (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 sign by both the parties in presence of two witnesses and counter signed by the proper Advocate.

ARTICLE-XXI

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that (1) SRI PRADIP KUMAR DEY (PAN-ADOPD7215P), son of Late Radhika Ranjan Dey, by Faith- Hindu, by Occupation- Business and (2) SMT. RINA DEY (PAN-ADOPD7216Q), wife of Sri Pradip Kumar Dey, by Faith- Hindu, by Occupation- Housewife, both by Nationality- Indian, both are residing at 36/B, Madhya Pally, North Basudevpur, P.O. & P.S. Belgharia, Dist. North 24 Parganas, Kolkata- 700056 at present residing at B.C. Sen Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata- 700109 beign the ownér of said ALL THAT piece and parcel of a plot of BASTU Land measuring more or less 3 (three) cottah 12 (twelve) chittacks TOGETHERWITH all easement rights appertaining thereto, lying and situated at Dist. North 24 Parganas, P.S. Ghola, A.D.S.R.O. Sodepur, Mouza- Tarapukuria, J. L. No. 12, R. S. No. 27, Touzi No. 178 of the Collector of North 24 Parganas, comprised and contained in R. S. Dag No. 371, under R. S. Khatian No. 442 corresponding to 1No. Praja Khatian, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 347 of B. C. Sen Road, under Ward No. 24 morefully described in the First Schedule hereunder written that I, the Land Owner herein do hereby nominate, constitute and appoint **SMT. CHHABI**

BASU, wife of Subhamoy Basu, by Faith- Hindu, by Occupation- Business, residing at 174, Bonhooghly Govt. Colony, Post Office- Alambazar, Police Station- Baranagar, Dist. North 24 Parganas, Kolkata - 700108, Proprietor of M/S. **BASU CONSTRUCTION** having its office at 174, Rabindra Nagar, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, to be my true and lawful **ATTORNEY** to do and execute and perform all or any of the following acts, deeds, matters and things VIZ.

1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said portion of the property.
4. To pay various deposits to the municipality, corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to

give valid and effectual receipts in ourselves in connection with the refund of such deposits.

5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property.
7. To make affidavit in our names and on ourselves before the Notary Public.
8. To appear the Government Department as also the Municipality and B.L. & L.R.O. and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.
10. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats to be constructed and to receive consideration from the intending purchaser/purchasers thereof and to give

proper and lawful discharge for the same **SAVE AND EXCEPT** the owner allocations stated in the Development Agreement.

11. To take all necessary steps for the registration of a Housing Society of the future flat owners and for that purpose to sign and execute all necessary applications, papers and writings and represent before the appropriate authorities, as and when required to do so.

12. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

13. To sign and execute Agreement for Sale, Sale Deed or any other deed or deeds in respect of our under mentioned schedule of property **Save and Except** the owner's allocation as stated in the Registered Development Agreement and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

14. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file Plaints, Written Statements and Petitions, Appeals, Revision and Review Petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

15. To appear and to present the Agreement for Sale, Deed of Sale or any other deed or deeds for registration and admit, execution before the Additional District Sub-Registrar, Sodepur or North 24 Parganas and District

Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as we could do the same ourselves **Save and Except** the owner's allocation as stated in the Registered Development Agreement dated 15.10.2020.

16. To appear for me and on our behalf in all courts of Civil and/or Criminal and to sign, execute verify present and file all Application, Complaint, Petition, Written Statement, Vakalatnama or any other documents expedient of necessary in the opinion of the said Attorney or be made signed, executed, verified presented or filed and to receive back such documents.
17. To appoint pleaders, solicitors, advocates to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.
18. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.
19. **AND I HEREBY AGREE** to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE**

that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

20. And we hereby declare that the powers and authorities hereby granted and irrevocable title the said property is fully and properly developed as per the agreement made between the owner and Developer.

FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the property)

(A) ALL THAT piece and parcel of a plot of BASTU Land measuring more or less 3 (three) cottah 12 (twelve) chittacks TOGETHERWITH all easement rights appertaining thereto, lying and situated at Dist. North 24 Parganas, P.S. Ghola, A.D.S.R.O. Sodepur, Mouza- Tarapukuria, J.L.No.12, R.S.No.27, Touzi No.178 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.371, under R.S.Khatian No.442 corresponding to 1No. Praja Khatian, within the jurisdiction of Panihatı Municipality, being Municipal Holding No. 347 of B. C. Sen Road, under Ward No.24, which is butted and bounded as under:

ON THE NORTH	:	House of P.C. Ghosh.
ON THE SOUTH	:	Rest Land of R.S. Dag No. 371.
ON THE EAST	:	Rest Land of R.S. Dag No. 371.
ON THE WEST	:	16 feet wide B.C.Sen Road.

SECOND SCHEDULE ABOVE REFERRED TO :**(Land Owners Allocation)**

All that entire **SECOND FLOOR** of the multi stored building as per sanctioned plan (measuring more or less 1600 sqft.including Stair, Lift and entrance) and get 2 (two) Number of Flats at Ground Floor one measuring more or less 813 sqft. Super build up area and another measuring more or less 688 sqft. Super build up area to be constructed on entire **FIRST SCHEDULE** property will be treated as Owners Allocation.

And also entitled to get 2 (two) number Garages, one measuring 144 Sq.ft. covered area and another measuring more or less 148 sqft. covered area at Ground floor of the proposed multi storied building.

THIRD SCHEDULE ABOVE REFERRED TO :**(Developer Allocation)**

Save and except the Land Owners allocation, as stated above, all that Ground Floor, First Floor, Third Floor and Fourth Floor of the multi stored building to be constructed on entire **FIRST SCHEDULE** property will be treated as Developer Allocation .

FOURTH 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. Pump house.
8. Boundary wall and main gates.
9. Such other common parts, area, 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.
10. Lift facility on all floors.
11. Roof of the top floor.

THE FIFTH SCHEDULE ABOVE REFERRED TO

SPECIFICATION FOR CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.

- A. Structure : The structural part of the building will be constructed in accordance sanctioned plan and as directed by E.I.C (R.C.C frame structure).
- B. Walls : a) All external walls will be 200 mm with good quality picked bricks.
- (b) All wall between two flats and between stair will be 125/75 mm. Thick with good quality picked brick.
- (c) All inner walls will be 75 / 100 mm thick brick work with good Quality picked.

C. Plaster : All ceiling will be plastered with 6 mm thick(1:5) cement sand All wall inside and outside will be plastered with 12 mm thick(1:5) Cement sand mortar.

DOOR AND WINDOWS :

a) DOOR FRAME : All door frame (except toilets) will be made of SAL WOOD PVC door frame of approved section will be fixed at toilet.

b) DOOR : Entrance door made with panel Gamarie wood and internal doors (except Toilets) of each flat will be of BLOCK BOARD .Toilet door will Be good quality PVC door of 12mm thik with necessary accessories.

c) WINDOW: All window will be made of sliding Aluminium with glass fittings And M.S. grills.

PLUMBING & SANETARY :-

KITCHEN : 1 (one) C.P bibcock above sink with conceal water Connection by PVC pipe & G.I fittings.

TOILETS : Conceal wiring by PVC pipe & G.I fittings where necessary with 2 two) no of C.P stopcock, 1(one) Bib cock near to pan/commode 1(one) angular stop cock for Cistern and 1(one) CP. shower ,1(one) basin with 1(one) pillar cock(All will be CP fittings).

WC : Concealed wiring by PVC pipe 2(two) no of bibcock and 1 (one).

SANITARY : All outside pipe will be 110 mm .PVC pipes with necessary bend ,door, bend tee Traps etc .All fitting should be of ISI approved brands .Connection to& from septic tank will be SW pipe (4" & 6") with necessary pits where necessary.

FLOORING : Floor finish with standard quality VETRYBITE to be provided at Bedrooms, Dinning. Drawing rooms and Kitchen, toilets and Balcony flooring will be completed with VITRYBITE .

IN STAIRCASE : Marble / Vitrybite to be provided in staircase floor.

WALL TILES : Glazed Tiles of approve size will be provided at toilet dedoup to 5'to 6' high Above floor Glazed Tiles will be provided up to 3 ' high above cocking platform.

DYNING : One stand basin (white) will fitted in dyning .

KITCHEN : Cocking platform (Ltype or straight) with necessary slaves and to be provided in kitchen and steel sink.

ELECTRIFICATION : Internal conceal wiring should be with approve quality 1",3/4" & ½"dia p.v.c. pipes .Mainline should be 2.5/2 mm ISI brand copper wire Switches ,plug should be of good quality 4 mm .Thick laminated Board .

In Bedroom : Two light point ,one fan point and one 5 empireplug point.

Kitchen /Pantry : One light point ,one 15 ampere plug point and one 5 ampere plug point also.

KITCHEN &PANTRY : One light point .one chimney point one 15 ampere plug point and one 5 ampere plug point also.

DRAWING ROOM : Two light point , one 5 ampere plug point ,two 15 ampere plug point also.

TOILET : One light point and one exhaust fan point and gigure point.

W.C : 1(One) light point.

STAIRECASE : 1(One) light point with 2 way switch at every stair full landing.

INSIDE WALL : All inside walls & ceiling will be provided with Plaster of parryes / putty.

EXTERNAL SURFACE : Outside painting should be provided over entire outer surface of the building both side of boundary wall with coat cement wash /weather coat where necessary .

COMMON AMENTIES :-

SEPTIC TANK : Septic Tank will be constructed as per as per Municipal sanctioned plan and directed by E.I.C .

IN WITNESSES WHEREOF, the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF BY THE PARTIES:

1. Rahul Rautta.
OF-Sodepur.

Roadip ka dey

Rina dey

Signature of the Land Owners.

2. Subhamoy Basu
134, Rabindra nagar.
-KOL-700108.

BASU CONSTRUCTION

Chhabi Basu
Proprietor

Signature of the Developer.

Drafted by :

Sangata Ray Chowdhury
Advocate

WB/1059/1998

Barrackpore Sub Divisional Court.
Kolkata 700120.

Type by :-











AS

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. BARRACKPORE/SODEPUR/BELGHORIA/NAIHATI/COSSIPORE DUMDUM/NAIHATI/D.S.R. BARASAT

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME.....











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE Pradip K. Sengupta

LEFT HAND FINGER PRINT NAME.....











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE Shilpa Sengupta

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE Chhabi Basu

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADOPD7215P



नाम /NAME

PRADIP KUMAR DEY

पिता का नाम /FATHER'S NAME

RADHIKA RAJAN DEY

जन्म तिथि /DATE OF BIRTH

19-01-1952

स्ताक्षर /SIGNATURE

Pradip K. Dey

Pradip K. Dey

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADOPD7216Q



नाम /NAME
RINA DEY

पिता का नाम /FATHER'S NAME
HARIPADA DEY

जन्म तिथि /DATE OF BIRTH
28-08-1961

हस्ताक्षर /SIGNATURE

Rina De

Bhas

आयकर आयुक्त, प.व.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No. WB23 20190013818

Name RAHUL RAUTH
Address
9 LAL MOHAN BANERJEE ROAD PO-PANCHATI PS
KHARDAH
Barrackpura P North Twenty Fe WB700114



Form No. DL-20 (15/12)

SIGNATURE OF BADAL RAUTH

Date of Issue	29-08-2019	Blood Group
Valid Till (NT)	28-08-2030	Date of Birth
Valid Till (TR)		02-10-1998

Licence holder sign

Licensing Authority C-10000000000

Licensing Authority Spn

Rahul Rauth.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHHABI BASU

PULIN SUFAR

02/02/1981
Permanent Account Number

AIXPB6756F

Chhabi Basu
Signature



2FC22005

इस कार्ड के खो जाने पर / कौया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें
आयकर धन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कॉम्पाउंड
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Perel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-202021-011870448-1

Date: 16/10/2020 11:46:10

BRN : 314017623

Payment Mode Online Payment

Bank : AXIS Bank

BRN Date: 16/10/2020 11:47:09

DEPOSITOR'S DETAILS

Id No. : 2001366227/4/2020
[Query No./Query Year]

Name : Rahul Rauth

Contact No. :

Email :

Mobile No. : +91 9831324760

Address : Sodepur

Applicant Name : Mr P K Ghosh

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

ITEM DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
	2001366227/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	9020
	2001366227/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Words : Rupees Nine Thousand Forty One only

Total

9041

Major Information of the Deed

Deed No :	I-1524-04326/2020	Date of Registration	16/10/2020
Query No / Year	1524-2001366227/2020	Office where deed is registered	
Query Date	16/10/2020 10:23:06 AM	1524-2001366227/2020	
Applicant Name, Address & Other Details	P K Ghosh B K P COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, 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. 60,65,626/-		
Stampduty 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.(Ur area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.C.Sen Road, Mouza: Tarapukuria, J No: 0, Pin Code : 700109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-371	RS-442	Bastu	Bastu	3 Katha 12 Chatak	30,00,000/-	53,15,626/-	Width of Appro Road: 16 Ft., Adjacent to Me Road,
Grand Total :					6.1875Dec	30,00,000 /-	53,15,626 /-	

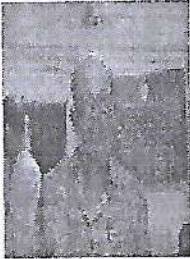

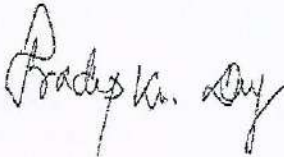
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,00,000 /-	7,50,000 /-	

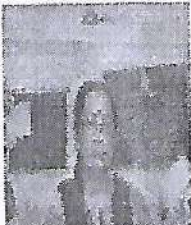

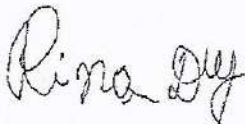


Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Dey (Presentant) Son of Late Radhika Ranjan Dey Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office			
	16/10/2020	LTI - 16/10/2020	16/10/2020

B. C. Sen Road,, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Rina Dey Wife of Mr Pradip Kumar Dey Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office			
	16/10/2020	LTI 16/10/2020	16/10/2020

B. C. Sen Road,, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office



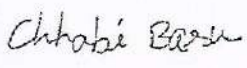
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Basu Construction 174, Rabindra Nagar, Bonhooghly Govt. Colony, Bloc, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 , PAN No.:: Alxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



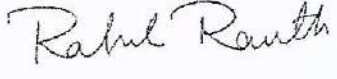


Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Chhabi Basu Wife of Subhamay Basu Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office			
	Oct 16 2020 6:44PM	LTI 16/10/2020	16/10/2020
174, Rabindra Nagar, Bonhooghly Govt. Colony,, P.O:- ISI, P.S:- Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700108, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Basu Construction (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Rauth Son of Mr B Rauth Sodepur, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114			
	16/10/2020	16/10/2020	16/10/2020

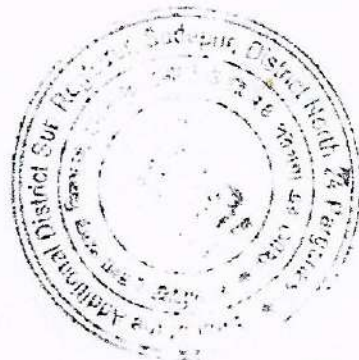
Identifier Of Mr Pradip Kumar Dey, Mrs Rina Dey, Mrs Chhabi Basu

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Dey	Basu Construction-3.09375 Dec
2	Mrs Rina Dey	Basu Construction-3.09375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Dey	Basu Construction-500.00000000 Sq Ft
2	Mrs Rina Dey	Basu Construction-500.00000000 Sq Ft



Endorsement For Deed Number : I - 152404326 / 2020

16-10-2020

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 of Indian Stamp Act 1899.

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

Presented for registration at 18:33 hrs on 16-10-2020, at the Office of the A.D.S.R. SODEPUR by Mr Pradip Kumar Dey , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,65,626/-

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

Execution is admitted on 16/10/2020 by 1. Mr Pradip Kumar Dey, Son of Late Radhika Ranjan Dey, B. C. Sen Road,, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 2. Mrs Rina Dey, Wife of Mr Pradip Kumar Dey, B. C. Sen Road,, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife Identified by Mr Rahul Rauth, , Son of Mr B Rauth, Sodepur, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 16-10-2020 by Mrs Chhabi Basu, Proprietor, Basu Construction (Sole Proprietorship), 174, Rabindra Nagar, Bonhooghly Govt. Colony, Bloc, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 Identified by Mr Rahul Rauth, , Son of Mr B Rauth, Sodepur, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2020 11:47AM with Govt. Ref. No: 192020210118704481 on 16-10-2020, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 314017623 on 16-10-2020, 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 1,000/-, by online = Rs 9,020/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-

Stamp: Type: Impressed, Serial no 796, Amount: Rs.1,000/-, Date of Purchase: 15/09/2020, Vendor name: S Dey Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2020 11:47AM with Govt. Ref. No: 192020210118704481 on 16-10-2020, Amount Rs: 9,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 314017623 on 16-10-2020, Head of Account 0030-02-103-003-02

Indradip Ghosh
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 1524-2020, Page from 166217 to 166266
being No 152404326 for the year 2020.



Digitally signed by INDRADIP GHOSH
Date: 2020.11.09 16:29:41 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 2020/11/09 04:29:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)